



AREA PLAN

August 2011

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Submitted by:

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Section 1: Introduction and Project Overview

Section 1. Introduction and Project Overview

The Cielo Vista Area Plan (Area Plan) is a comprehensive plan for an infill development on approximately 84 acres located within unincorporated Orange County. The Project applicant, Sage Community Group, controls the approximately 84 acre area (Project Site) comprising the Area Plan. The Area Plan is a plan to guide the development of a cohesive and uniformly designed residential community and for the preservation of significant open space within the Project Site.

1.1 Project Location

The Project Site is located approximately 2 miles northwest of the 91 Freeway and approximately 6 miles east of the 57 Freeway in unincorporated Orange County. Primary access to the Project Site is provided from Yorba Linda Boulevard, located to the south, and San Antonio Road located approximately 1,200 feet west of the Project Site boundary. The regional context and local setting of the Project Site are illustrated on Exhibit 1-1, “Regional Location Map,” and Exhibit 1-2, “Vicinity Map.”

Existing single family residences within the City of Yorba Linda are located adjacent to the Project Site on the west, north, and south. Vacant land within unincorporated Orange County is located adjacent to the Project Site on the east.

1.2 Project Summary

The Area Plan provides design and development criteria to guide development of the Project Site. Up to 112 single family detached residential dwellings are proposed on approximately 47.64 acres (57%) of the Project Site along with preservation of approximately 36.32 (43%) acres as permanent open space. The Cielo Vista land use plan is illustrated on Exhibit 1-3, “Illustrative land Use Plan,” and further described in Table 1-1, “Area Plan Summary,” below.

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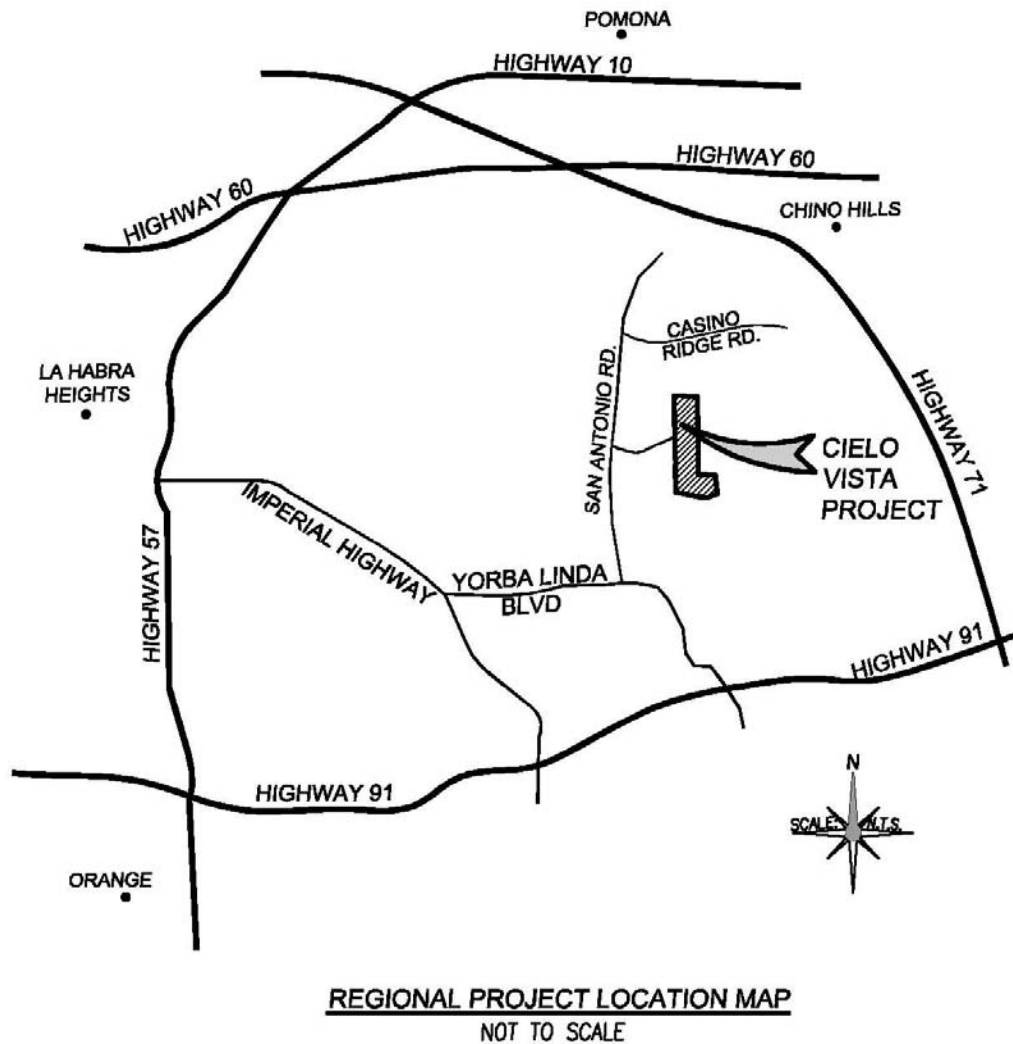


Exhibit 1-1 Regional Location Map

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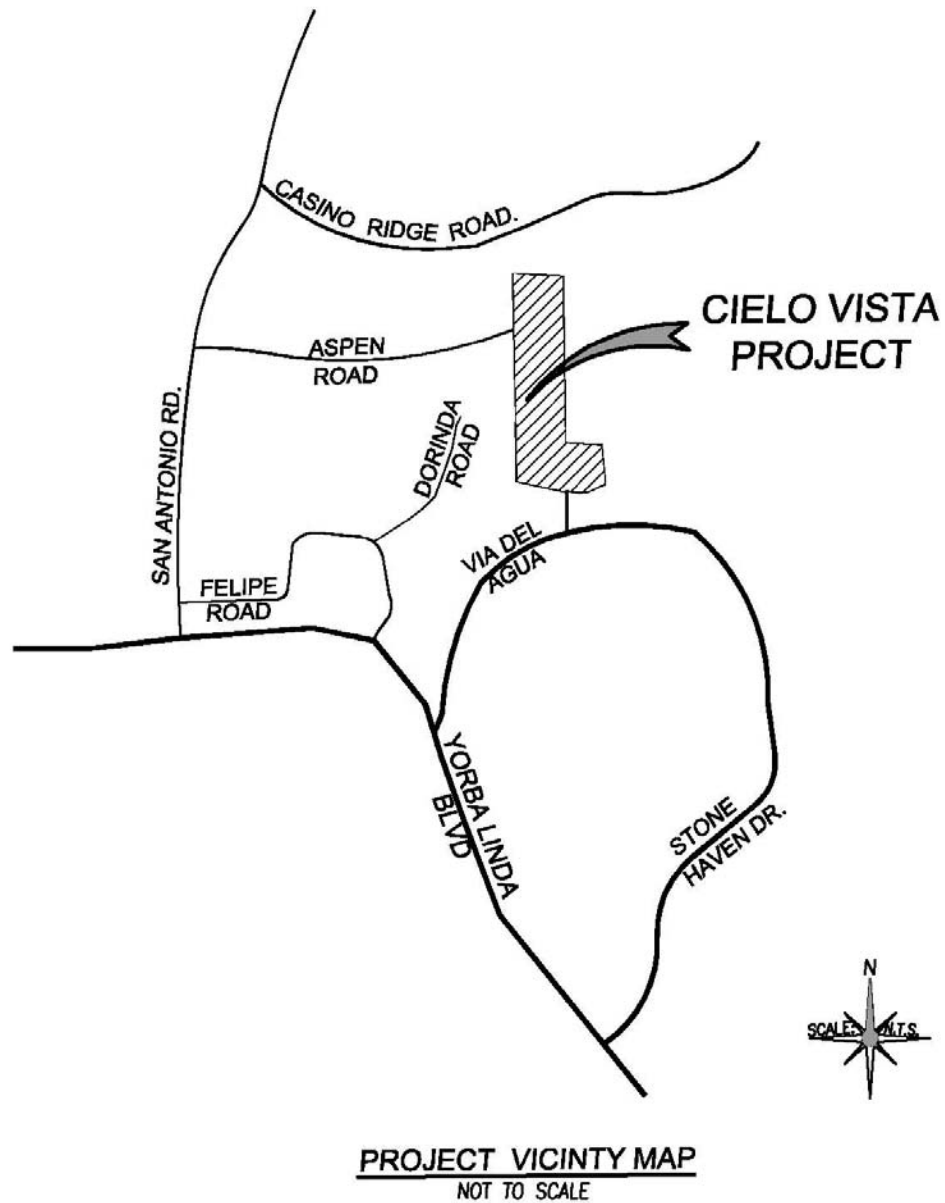


Exhibit 1-2 Vicinity Map

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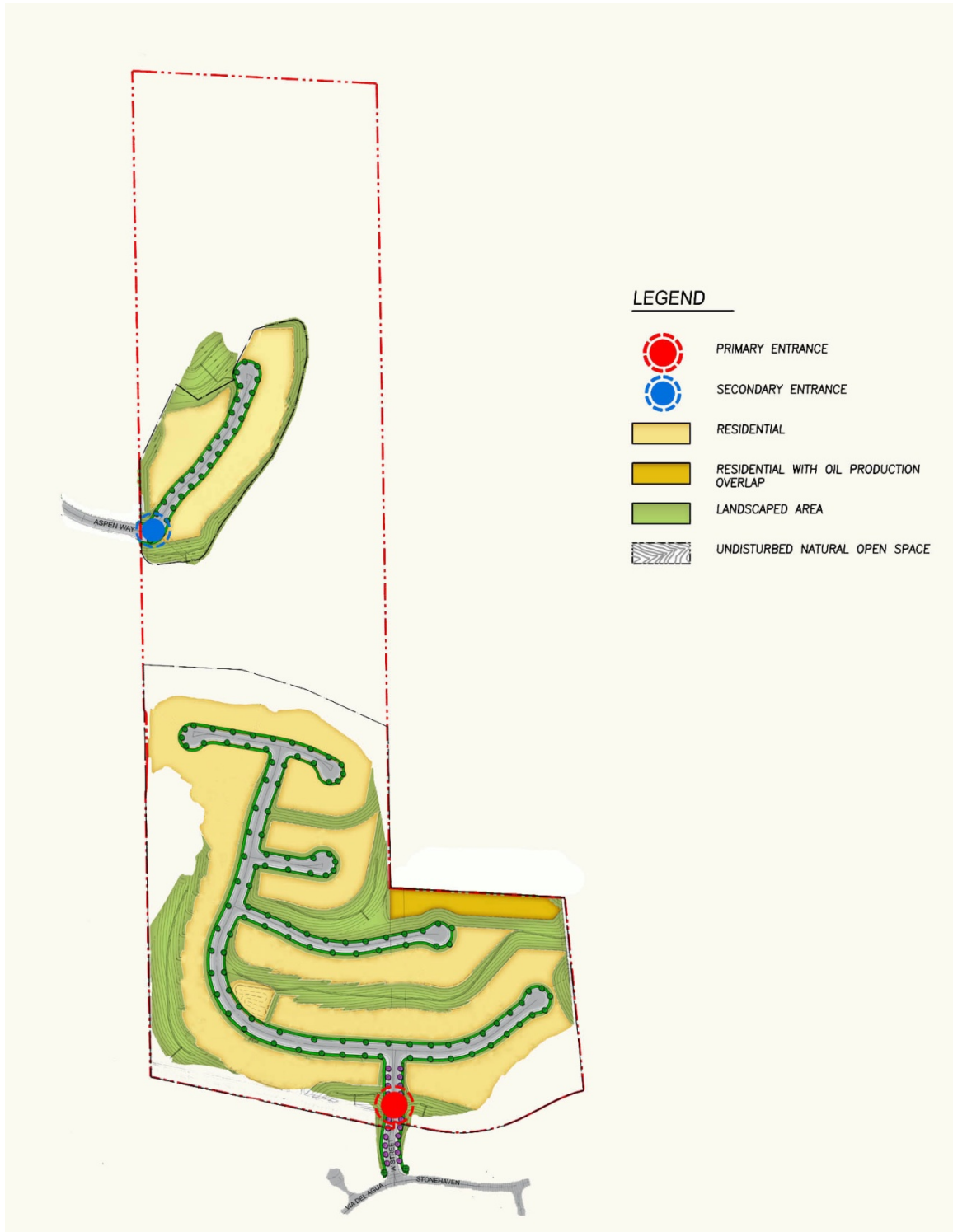


Exhibit 1-3 Illustrative Land Use Plan

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Table 1-1 Area Plan Summary

Land Use	Gross Acres	Residential Dwelling Units
Residential		
• Planning Area 1	41.28	95
• Planning Area 2	<u>6.36</u>	<u>17</u>
Total	47.64	112
Open Space	36.32	
Total	83.96	112

1.2.1 Residential Land Use

Residential land use at a gross density of 1.4 dwelling units per acre is proposed within two Planning Areas comprising approximately 47.64 acres of the Project Site. Development of up to 112 single family detached residential dwellings is proposed on lots with a minimum area of 7,200 square feet and an average lot size of approximately 14,811 square feet.

1.2.2 Open Space Land Use

Open space areas are reserved in the uppermost elevations of the Project Site. Open space areas include preservation of stands of southern California black walnut trees, natural drainage courses, and canyons. Approximately 36.32 acres of open space are planned for permanent preservation as part of the Area Plan.

1.2.3 Access and Circulation

Access to the Project Site is provided from existing dedicated public rights of way in the City of Yorba Linda. Access to Planning Area 1 is provided from a new local street connecting to existing Stonehaven Avenue, a public local street. Access to Planning Area 2 is provided from an extension of existing Aspen Way, a public local street, into the Project Site. The Area Plan includes a network of local residential streets to provide vehicular access to and circulation throughout the Project Site. The Area Plan also ensures that future roadway connections through the Project Site can be accommodated to allow access for adjacent vacant properties located to the east of the Project Site.

1.2.4 Pedestrian Walkways and Trails

The Area Plan includes a walkway system within local residential streets providing pedestrian connectivity within the Project Site and to surrounding residential neighborhoods. The City of Yorba Linda General Plan designates an area within the northwesterly portion of the Project Site for the potential extension of the San

Section 1: Introduction and Project Overview

Antonio Park Equestrian Trail. Since the Project Site is located within the City's SOI, the Area Plan is designed to accommodate the future construction by the City of Yorba Linda of this planned equestrian trail.

1.2.5 Oil Field Operations

The Project Site has historically been used for oil production and contains four operational wells, one abandoned well, one idle well, and related facilities. Prior to development occurring within any Planning Area, existing oil wells and facilities, and production facilities located within that portion of the Planning Area will be abandoned, or re-abandoned as necessary, in accordance with the standards of the State of California Division of Oil, Gas and Geothermal Resources (CalDOGGR) the state agency governing the operation of oil production facilities. Soil contaminated by historical oilfield production activities will be removed from the site or remediated on-site to meet the cleanup standards of CalDOGGR, the Regional Water Quality Control Board, and all other agencies with jurisdiction over the cleanup. Future homeowners will be provided with notification as to the previous use of the site as an oilfield and the extent of continued oil production activities in the area. The Area Plan provides a site in Planning Area 1 where oil operations can continue.

1.3 General Plan and Zoning

The Orange County General Plan designates approximately 41.28 acres of the Project Site as Suburban Residential, which permits development of residential land uses at a density of 0.5-18 dwelling units per acre, and approximately 42.68 acres of the Project Site as Open Space(5). The Open Space (5) category indicates the current and near-term use of the land, most of which is zoned agricultural. The open space land use designation is not necessarily an indication of a long-term commitment to specific uses unless an associated General Plan overlay is also included as part of the land use designation. The Project Site is zoned A1(O) – General Agriculture with Oil Production Overlay per the Orange County Zoning Map. The existing General Plan land use designations and zoning for the Project Site are illustrated on Exhibit 1-4, “Existing General Plan Land Use and Zoning.”

The Project includes an application for approval of a General Plan Amendment for approximately 6.36 acres comprising Planning Area 2 of the Area Plan to change the General Plan land use designation for this portion of the Project Site from Open Space(5) to Suburban Residential. The General Plan Amendment area is illustrated in Exhibit 1-5, “General Plan Amendment Area.”

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Exhibit 1-4 Existing General Plan Land Use and Zoning

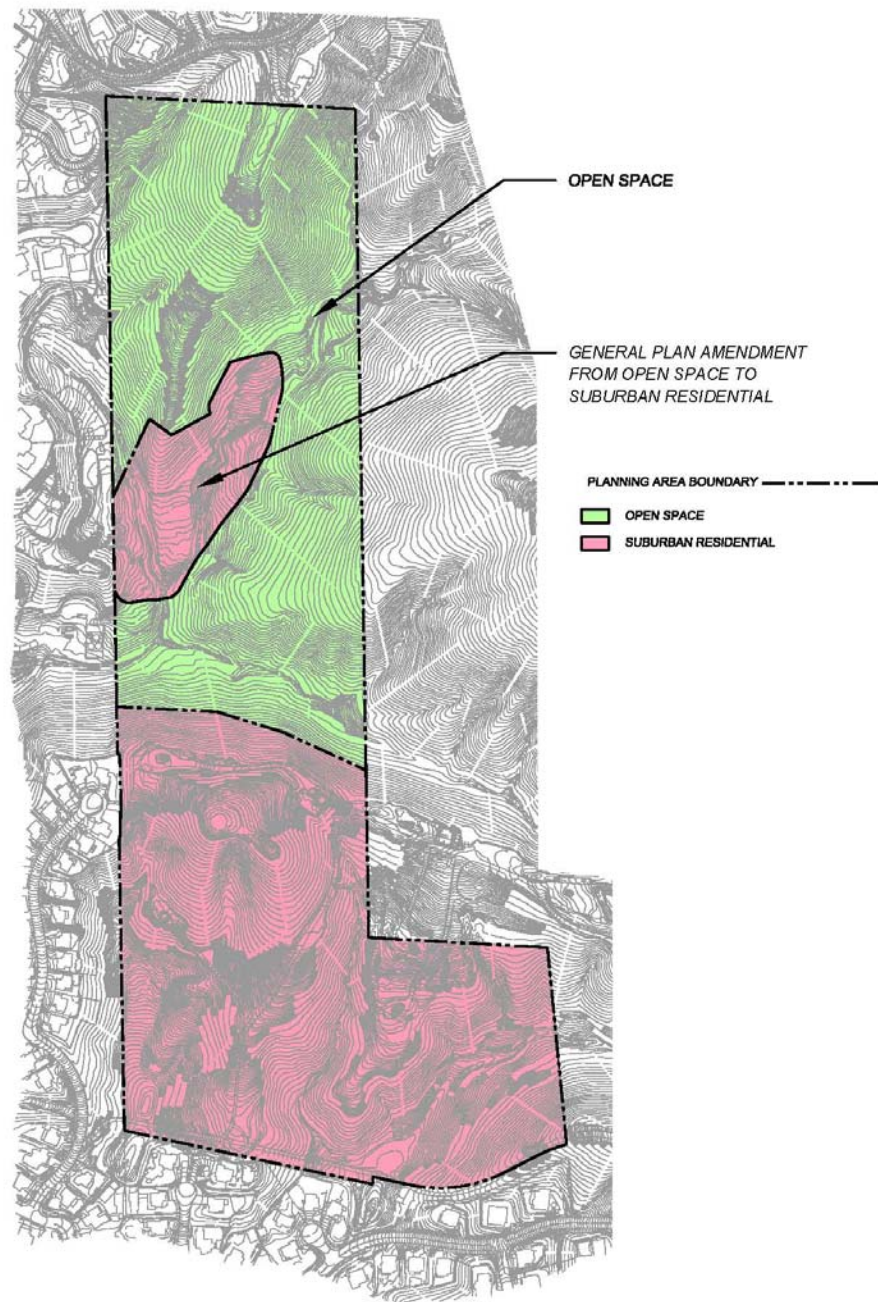


Exhibit 1-5 General Plan Amendment Area

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The Project includes an application for approval of a zone change for Planning Area 1 from A1(O) to R-1 and R-1(O) and a zone change for Planning Area 2 from A1(O) to R-1, to permit development of single family detached residential dwellings on minimum 7,200 square foot lots. The areas subject to the zone change application are illustrated on Exhibit 1-6, “Zone Change Areas.”

1.4 Area Plan Vision

The vision for development of Cielo Vista is guided by the following planning principles.

1.4.1 Neighborhoods that Blend with the Natural and Built Environment

The Cielo Vista land use plan responds to the physical and natural characteristics found within and around the Project Site. The Area Plan provides for the preservation of approximately 36.32 acres of the Project Site as permanent open space to ensure the continued environmental stewardship of this valuable resource. Approximately 47.64 acres of the Project Site are planned for development.

The Area Plan is designed to complement and blend with the character of existing residential neighborhoods located adjacent to the Project Site within the City of Yorba Linda. Landscaped areas or natural open space areas are provided adjacent to residential development areas to serve as natural buffers between existing residential neighborhoods and planned development of new homes. Primary access to and from the Area Plan is provided through connections to existing improved local streets.

1.4.2 Well Designed Neighborhoods

The Area Plan is designed within an open space setting and provides for the development of executive style homes on large lots with views of open space. Residential development within the two Planning Areas will contain up to 112 residential dwelling units on lots with an average lot size of approximately 14,811 square feet. Residential development of Cielo Vista is designed to address the lifestyle and buying preferences of the “move up” economic segment of the marketplace.

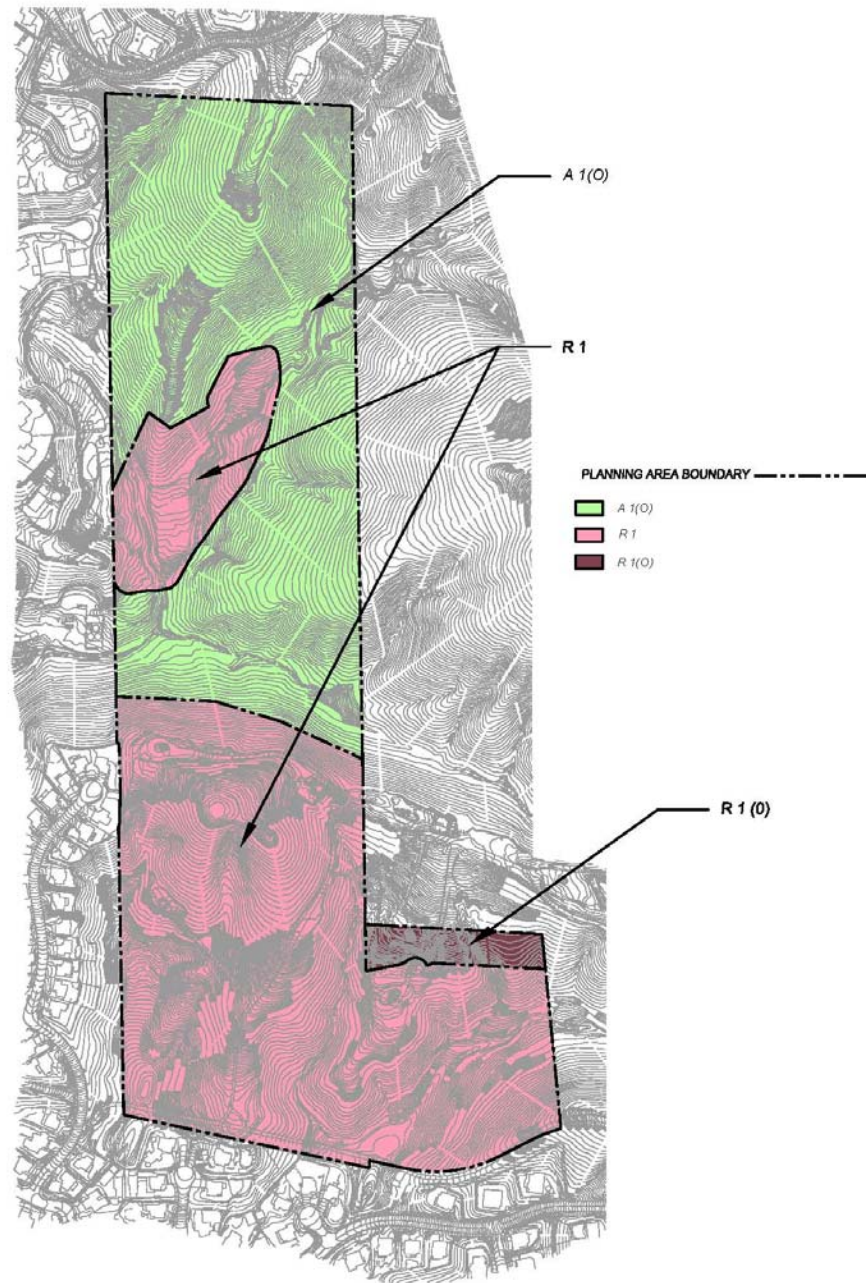


Exhibit 1-6 Zone Change Areas

Section 1: Introduction and Project Overview

1.5 Area Plan Purpose

The purpose of the Cielo Vista Area Plan is to:

- 1) Establish design criteria for new residential land use proposed for development within the Project Site and to provide a sufficient level of detail to guide the County review and approval of subsequent development applications including landscape plans, grading plans, and building plans.
- 2) Provide a plan responsive to the physical constraints found within and around the Project Site and to blend with the character of existing, surrounding adjacent residential neighborhoods.
- 3) Provide a mechanism to implement the policies of the Orange County General Plan relative to the Project Site and to augment the R1 and R1(0) zoning for the Project Site by providing for design goals and planning objectives to ensure that Cielo Vista is developed in a cohesive and uniform manner.
- 4) Provide a plan for new infrastructure, grading, community design criteria, green and sustainable goals for development, and procedures that ensure development of Cielo Vista is implemented in a uniform and cohesive manner.
- 5) Provide planning and design criteria to ensure that development of the Project Site is compatible with the existing adjacent residential land uses.
- 6) Provide for oil production facility abandonment and site remediation of Planning Areas.
- 7) Through coordination with Orange County Fire Authority, provide for a Fire Protection Plan for the Project Site, which also benefits the surrounding residential neighborhoods.

1.6 Area Plan Objectives

Planning and design objectives for Cielo Vista are described below. The following objectives are established to provide a foundation for the design of residential neighborhoods which respond to the natural setting as well as to the existing surrounding built environment.

Objective 1:

Design a land plan providing for a balance of residential and open space land uses adequately served by public facilities, infrastructure, and utilities through the following measures.

- Create an aesthetically pleasing and distinctive residential neighborhood identity through the establishment of well designed entries, streetscapes, walls, and entry monuments.

Section 1: Introduction and Project Overview

- Provide for a circulation system providing pedestrian connectivity among planned residential neighborhoods, portions of the open space area, and the existing residential neighborhoods surrounding the Area Plan.
- Maintain the natural setting afforded the Project Site through preservation of open space within the boundaries of the Area Plan.
- Provide for adequate storm water collection facilities to contain on-site and off-site flows affecting the property.
- Provide facilities for water quality treatment and ground water replenishment.
- Concentrate development of new residential uses within a defined area and buffering of natural open space areas from new development.
- Design a land plan optimizing view potential and providing public accessibility to view areas.
- Participate in payment of appropriate Development Impact Fees to accommodate the public service needs generated by the community.
- Provide for a Fire Protection Plan which protects the Project Site and increases protection to surrounding residential neighborhoods from the threat of wild land fires

Objective 2:

Implement a development plan for a cohesive neighborhood environment through the following design goals.

- Creation of a strong sense of arrival into the Project through enhanced Project entries.
- Provision of landscaped pedestrian walkways creating an inviting street scene for pedestrians.
- Creation of an open space setting for the residents through conservation of open space.

Objective 3:

Incorporate the following green and sustainable design features into the land use plan.

- Homes designed with opportunities for home offices allowing people to work from home reducing driving time and vehicle emissions.
- Use of native plant materials or drought tolerant plant materials into the landscaping of public spaces and encouragement for homeowners to utilize drought tolerant plant materials in private yard areas.
- Residences equipped with currently available technology for internet access allowing residents to shop and work on-line, helping to reduce vehicle trips to employment centers and shopping.

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- Use of passive solar design and energy efficient construction materials and techniques in home design to help reduce energy demand.
- Use of “night sky friendly” outdoor lighting within streets.
- Preservation of permanent open space areas within the Project Site to include natural features and appropriate land use buffers to reduce fire hazards.
- Use of a plant palette which includes canopy trees to achieve natural ventilation and cooling.
- Use of water conserving landscape planning techniques and irrigation systems in public landscape areas.

1.7 Public Benefits

Construction of infrastructure and public facilities necessary to serve the residential component of Cielo Vista will be paid for by the development and may include the creation of public financing districts such as Assessment Districts. The creation of Assessment Districts allows for the sale of bonds for purposes of funding public improvements paid for by the property owners within the Area Plan.

The development of Cielo Vista includes the permanent preservation of approximately 36.32 acres of open space. The continued environmental stewardship of the permanent open space within the Area Plan is provided for through the dedication of open space areas to either the County or an appropriate land conservation/trust organization. Funding for the permanent stewardship of the open space may be accomplished through an assessment district.

Maintenance of landscaping within Cielo Vista will be provided for through special financing districts and/or homeowner associations created for the Project. Development of Cielo Vista is subject to the payment of established County Impact Fees for public services such as fire, sheriff, and library services. The developer of Cielo Vista will pay the appropriate school fees as required by the State of California.

1.8 Governing Documents

Development of Cielo Vista is governed by the following:

- The Orange County General Plan, as amended, establishing policies for land use, circulation, recreation and resources, noise, public safety, and housing within the Cielo Vista Area Plan.
- The Cielo Vista Area Plan which includes a land use plan, infrastructure plan, community design guidelines, a green and sustainable program, and implementation procedures.
- The Orange County Zoning Code establishing the regulations governing development of residential uses within the Area Plan.

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- The Orange County Subdivision Ordinance regulating the subdivision of land within Cielo Vista.
- Covenants, Conditions, and Restrictions (CC&Rs) established by the developer of Cielo Vista as a means of ensuring and enforcing quality design during development and the continued maintenance of common areas.

1.9 Area Plan Components

The Area Plan is organized into the following sections in addition to Section 1, “Introduction and Overview.”

SECTION 2 - SITE CONDITIONS

The physical setting for Cielo Vista is described in this section outlining the existing physical conditions found within and surrounding the Project Site.

SECTION 3 - LAND USE PLAN

The Land Use Section describes residential Planning Areas and open space preservation area planned for Cielo Vista.

SECTION 4 - INFRASTRUCTURE PLAN

This section describes circulation improvements, planned backbone water, sewer, and storm drain systems, and public utilities serving Cielo Vista.

SECTION 5 - GRADING PLAN

The grading plan describes the grading concept for Cielo Vista, including preliminary earthwork quantities for cut and fill, contours and grades, and grading for remedial work.

SECTION 6 - COMMUNITY DESIGN GUIDELINES.

The Community Design Guidelines define architectural and landscape design elements to ensure that Cielo Vista is developed as a community of welcoming neighborhoods with design quality and character with well defined architecture and attractive landscaping.

SECTION 7 - GREEN AND SUSTAINABLE PROGRAM

This section identifies green and sustainable goals for Cielo Vista.

SECTION 8 - GENERAL PLAN CONSISTENCY

The relationship of the Area Plan to the applicable policies of the Orange County General Plan is discussed in this section.

Section 1: Introduction and Project Overview

SECTION 9 - IMPLEMENTATION

The policies and procedures for the administration of the Area Plan, review and approval by the County of specific development proposals within the Area Plan, and Project financing and Project maintenance responsibilities within the development are described in this section.

Section 1: Introduction and Project Overview

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Section 2. Site Conditions

2.1 Project Setting

The Project Site is located within unincorporated Orange County and within the City of Yorba Linda Sphere of Influence (SOI). The Project Site is an infill site located within an established urban setting adjacent to existing residential development. The Casino Ridge residential community abuts the Project Site on the north, and established residential neighborhoods abut the Project Site on the south and west. A parcel commonly referred to as the Murdock Planning Area abuts the Project Site on the east. A Metropolitan Water District (MWD) Easement exists at the southern boundary within the Project Site. The physical setting of the Project Site is illustrated on Exhibit 2-1, “Project Setting.”

2.2 Existing Access

Regional access to the Project Site is provided from the 91 Freeway, located approximately 2 miles southeast and from the 57 Freeway, located approximately 6 miles west of the Project Site. Yorba Linda Boulevard, a major arterial roadway, connects the 91 Freeway and the 57 Freeway through the City of Yorba Linda and is proximate to the Project Site. Existing access to the Project Site is provided from Aspen Way which terminates at the westerly boundary of the Project Site. Aspen Way extends approximately 1200 feet west of the Project Site connecting to San Antonio Road, which intersects with Yorba Linda Boulevard. The southerly access point is from Via del Agua, a residential street, located to the south of the Project Site which connects with Yorba Linda Boulevard. As part of the approval of existing adjacent residential development, right of way was irrevocably offered for dedication to allow for construction of a future street connecting the Project Site with Via del Agua.

2.3 Ownerships

Approximately 11.1 acres of the Project Site are owned by the Virginia Richards Trust, and approximately 72.85 acres are owned by the Travis Ranch Trusts. The applicant has site control over the entire approximately 84 acre Project Site. Existing ownerships are illustrated on Exhibit 2-2 “Existing Ownerships.”

Section 2: Site Conditions



Exhibit 2-1 Project Setting

Cielo Vista Area Plan

Section 2: Site Conditions

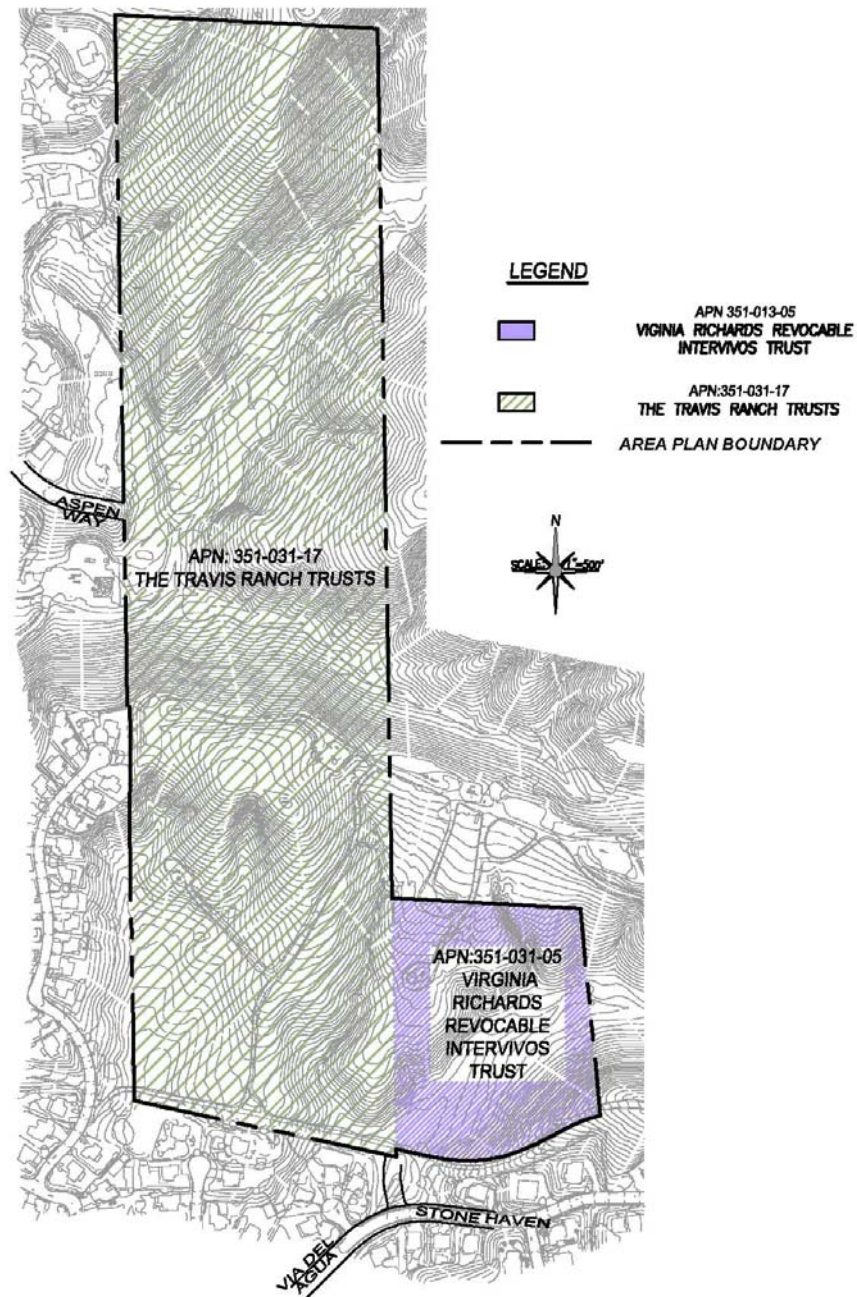


Exhibit 2-2 Existing Ownership

Section 2: Site Conditions

2.4 Existing Land Use

The majority of the Project Site is vacant but subject to a mineral lease for oil production as part of the Esperanza Oil Field. The Esperanza lease is now held by Santa Ana Canyon Development. Oil production facilities within the Project Site now include four operational wells, one abandoned well, one idle well and tank batteries, unimproved oil field service roads, and unimproved drill pad sites scattered throughout the Project Site. A Southern California Gas Company Easement of approximately 100 feet in width crosses the northwesterly edge of the Project Site. Existing land use is illustrated on Exhibit 2-3, “Existing Site Conditions.”

2.5 Topography and Geology

The topography of the Project Site is characterized by steep sloping hillsides vegetated by scrub and chaparral. Elevations range from approximately 590 feet above mean sea level (MSL) in the southern portions of the Project Site to approximately 885 feet above MSL at the highest point in the northern portions of the Project Site.

The site is characterized by two major drainages. A north-south trending drainage extends from the northerly edge of the Project Site and joins a major east-west drainage that extends into adjoining land to the east. Side slopes within the east-west drainage vary from 1.5:1 to 2:1 (horizontal/vertical). A minor drainage runs parallel to the major east-west drainage near the southerly edge of the Project Site.

Preliminary geotechnical studies prepared for the Area Plan indicate that a branch of the Whittier Fault Zone traverses the Project Site within the major east-west drainage. The residential neighborhoods of Cielo Vista avoid disturbance of the major east-west drainage and the fault. The Environmental Impact Report prepared for the Project evaluates seismic and geologic conditions found within the Project Site and identifies appropriate mitigation measures including the use of any setbacks that may be required in accordance with the Alquist Priolo Act.

Preliminary geotechnical studies also identify a potential ancient landslide along the primarily northwest facing slope located within the northerly portion of the Project Site. This geologic feature lies within the Project’s Open Space land use area and is completely avoided by development. Existing topographic conditions, ancient landslides and the Whittier Fault Zone are illustrated on Exhibit 2-3, “Existing Site Conditions.”

Section 2: Site Conditions

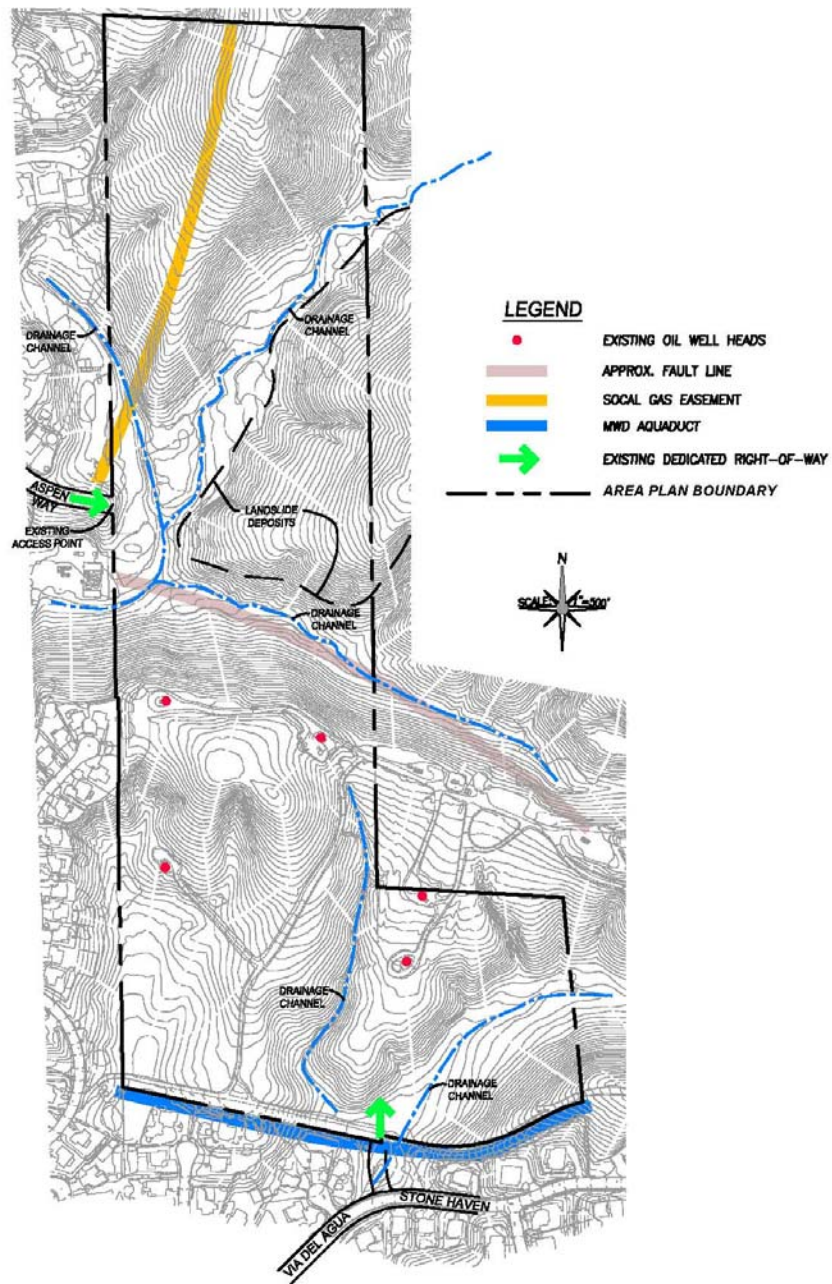


Exhibit 2-3 Existing Site Conditions

Section 2: Site Conditions

2.6 Biological Features

Environmental studies prepared for the Cielo Vista Area Plan evaluated the plant communities, habitats, and wildlife found within the Project Site. A summary of the findings and conclusions of these studies are discussed below.

A sensitive plant survey was undertaken in May 2006. The survey identified the following plant communities as occurring within the Project Site as illustrated on Exhibit 2-4, “Vegetation Communities.”

- Encelia/Sagebrush Scrub
- Mixed Sage Scrub
- Sumac Chaparral
- Rudereal
- Rudereal/Sagebrush scrub
- Disturbed Plant Communities
- Southern Willow Scrub
- Mule Fat Scrub
- Mexican Elderberry Woodland/Sumac Chaparral
- Mexican Elderberry Woodland/Sumac Chaparral/Sagebrush Scrub

The sensitive plant survey listed one sensitive plant species, the southern California black walnut, a CNPS (California Native Plant Society) List 4 species, as observed within the Project Site. The CNPS List 4 status denotes that a species is of limited distribution or is infrequent throughout a broader area in California, and its vulnerability or susceptibility to a threat appears to be low. List 4 plants are not considered “rare” from a statewide perspective however they are uncommon enough that they are monitored regularly. Approximately 20 southern California black walnut trees were observed within three patches throughout the Project Site as illustrated In Exhibit 2-5, “Sensitive Plant Species”, and all are identified within the Open Space land use area of the Area Plan. In 2008, the wildfire referred to as the “Freeway Complex Fire” burned the trees however, recent site surveys indicate regeneration of the trees is occurring. A Tree Preservation Ordinance adopted by the City of Yorba Linda lists the southern California black walnut as a protected tree. Since the Project Site is located within the Yorba Linda SOI, impacts to the southern California black walnut within the Project Site will be mitigated through preservation of the trees within permanent open space areas of Cielo Vista.

Section 2: Site Conditions

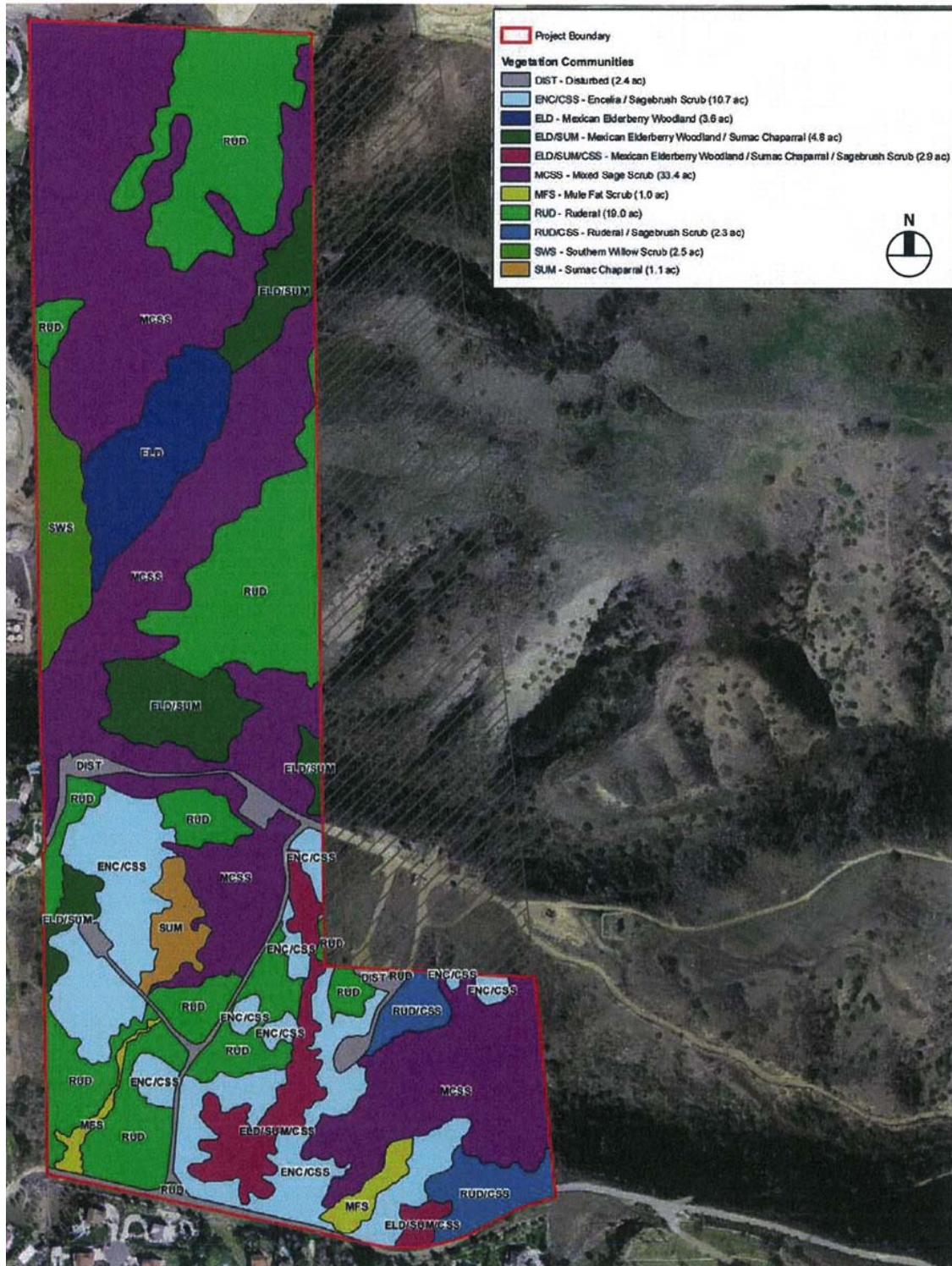


Exhibit 2-4 Vegetation Communities

Section 2: Site Conditions



Exhibit 2-5 Sensitive Plant Species

Section 2: Site Conditions

Wildlife surveys performed In May 2006 listed several wildlife species as observed within the Project Site including hawks, turkey vultures, rattlesnakes, lizards, a variety of songbirds, and various types of insects. Additionally, focused biological surveys were conducted in accordance with U.S. Fish and Wildlife requirements to determine the presence, location, or absence within the Project Site of the Least Bell's Vireo and California gnatcatcher, two federally listed species. Neither of these listed species were observed to be present within the Project Site.

The Environmental Impact Report (EIR) prepared for the Project evaluates the biological features associated with the Project Site, and identifies appropriate measures to mitigate and monitor any potential biological and botanical impacts as part of the project are identified.

2.7 Cultural Resources

A cultural resources records search was performed for the Project Site at the South Central Coastal Information Center located at California State University Fullerton in June 2006. In addition, the California State Historic Resources Inventory was reviewed, and a paleontological records search was conducted at the Los Angeles County Natural History Museum. The records' search indicate no known paleontological resources within the Project Site. A cultural and paleontological resources site survey was conducted over accessible areas of the Project Site in June 2006. No cultural or paleontological resources were observed during the survey. Though the records search and site survey conducted indicate a low potential for cultural resources to be located within the Project Site, the EIR prepared for the Project includes an evaluation of the potential for cultural resources to occur within the Project Site and recommendations for mitigating any potential impacts to cultural resources during development of the project.

2.8 Resource Conservation

The Area Plan responds to natural and man-made features found within and around the Project Site. The careful consideration of the existing environment within and surrounding Cielo Vista has led to the following Area Plan design components:

- Natural topographical features forming drainages and slopes are retained within permanent open space areas of the Project Site.
- Existing stands of southern California black walnut are preserved in permanent open space.
- Approximately 43% of the Area Plan is designated as permanent open space.
- Residential development is located outside of the minimum setback from potential landslide areas and seismic fault zones.

Section 2: Site Conditions

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Section 3. Land Use Plan

3.1 Overview

The land use plan for Cielo Vista is a design for a residential community within an open space setting, emphasizing compatibility with surrounding land uses and providing a pedestrian circulation system consistent with those of the surrounding neighborhoods. Landscaped streets and entries provide the unifying design elements for residential neighborhoods of Cielo Vista. Pedestrian connectivity is provided through linkages and connections to provide access among all residential areas, open space, and to adjacent residential neighborhoods. Approximately 43% of the Project Site is preserved as natural open space. The land use plan included as Exhibit 3-1, “Land Use Plan” illustrates the development plan for Cielo Vista. The “Land Use Plan Summary,” Table 3-1, describes the components of the land use plan and a summary of planned development.

Section 3: Land Use Plans

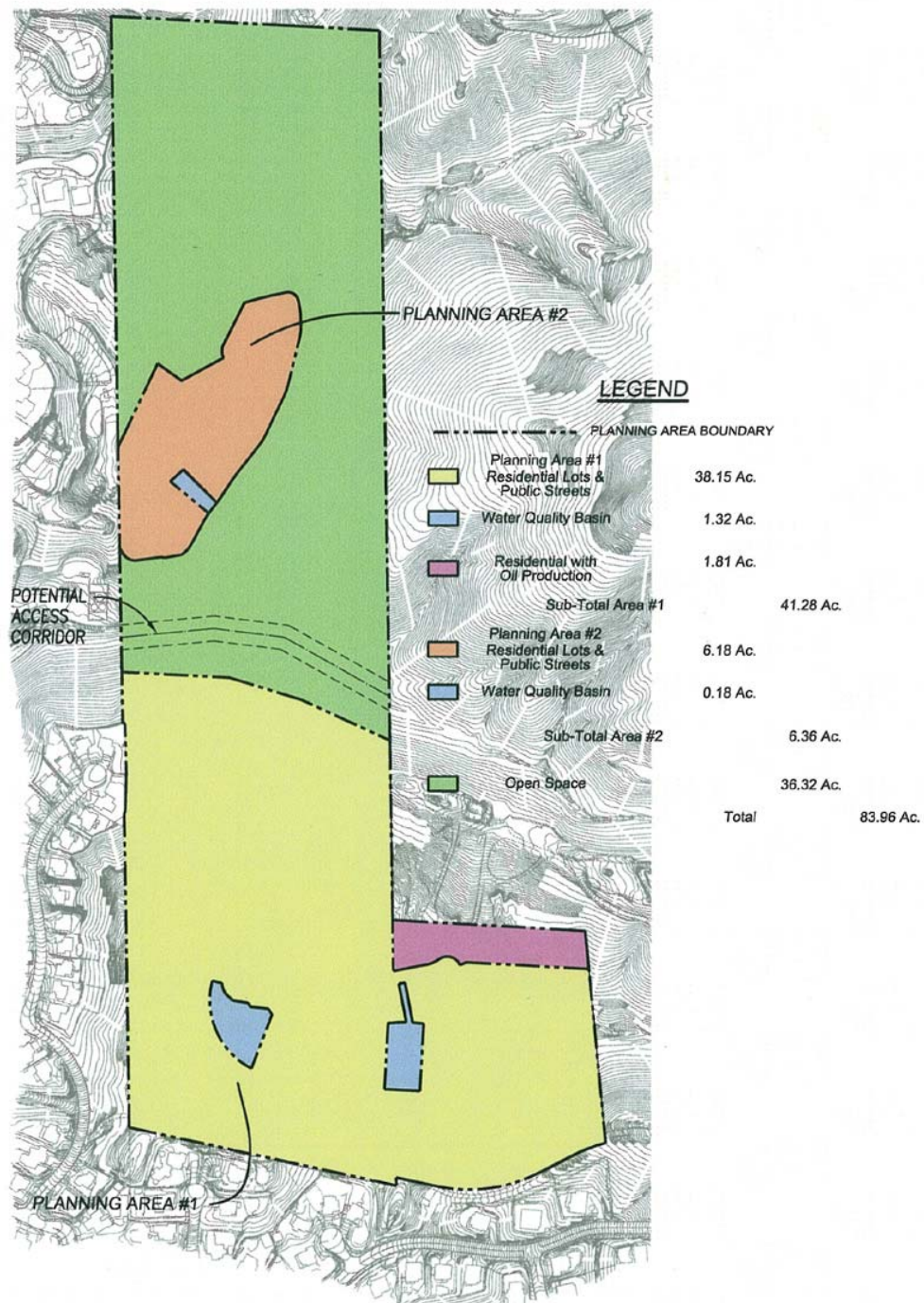


Exhibit 3-1 Land Use Plan

Section 3: Land Use Plan

Table 3-1 Land Use Summary

Land Use	Acres (approximate)	Dwelling Units
Residential		
Planning Area 1		
Net Residential Area	34.71	95
Streets	5.25	
Water Quality Basins	1.32	
Subtotal PA-1	41.28	
Planning Area 2		
Net Residential Area	5.20	17
Streets	0.98	
Water Quality Basins	0.18	
Subtotal PA-2	6.36	
Total Residential	47.64	112
Open Space	36.32	
Total	83.96	112

3.2 Residential Land Use

Residential uses comprise approximately 47.64 acres of Cielo Vista. Residential uses are designated within two Planning Areas of Cielo Vista for development of single family detached residential dwellings with minimum lot sizes of 7,200 square feet and an average lot size of approximately 14,811 square feet. The Area Plan proposes that up to 112 residential dwelling units be developed as described in Table 3-1, “Land Use Summary.” Residences are planned as single family front loaded homes, placing an emphasis on architectural elements oriented toward the street and incorporating a mix of garage configurations and designs such as recessed garages, mid or deep recessed garages, split garages, and/or tandem garages in order to minimize the view of garages from the street and to provide a varied street scene.

3.3 Oil and Gas Production Facilities

Prior to grading for any development within a residential Planning Area of the Area Plan, all operational and non-operational wells within the boundaries of the Planning Area, along with other oil facilities will be removed and abandoned pursuant to the requirements of CalDOGGR. Soil contaminated by the historical

Section 3: Land Use Plans

oilfield production activities will be removed from the site or remediated on-site to meet the cleanup standards of the CalDOGGR, the Regional Water Quality Control Board, and all other agencies with jurisdiction over the cleanup. Future homeowners will be provided with notification as to the previous use of the site as an oilfield and the extent of continued oil production activities in any other portions of the Area Plan.

An approximately 1.8 acre parcel located in Planning Area 1 is proposed to be zoned R-1(O) and can be used for interim continued oil operations including consolidation of wells relocated from the rest of the Project Site and drilling of new wells. At the time that oil operations on this parcel cease, wells will be abandoned and any contaminated soils will be remediated pursuant to the requirements of CalDOGGR, the Regional Water Quality Control Board, and all other agencies with jurisdiction over the cleanup, and the site may be used for residential development.

3.4 Open Space

Approximately 36.32 acres, or 43% of Cielo Vista, are preserved as permanent natural open space within the hillsides and canyons. Open space contains sloping hillsides vegetated by scrub and chaparral. Elevations range from approximately 590 feet above mean sea level (MSL) in the southern portions of the Project Site to approximately 885 feet above MSL at the highest point in the northern portions of the Project Site. The main westerly draining canyon bisecting the Project Site is preserved within the permanent open space area of Cielo Vista. Approximately 20 southern California black walnut trees located within the Area Plan are designated as sensitive plant species. The trees burned in the 2008 “Freeway Complex Fire,” however the trees have since begun to regenerate. As part of the Project, these trees will be protected and remain within the permanent open space area. The Area Plan accommodates the future extension by the City of Yorba Linda of the planned San Antonio Park Equestrian Trail through the permanent open space area. The open space areas of Cielo Vista also include some fuel modification zones for fire protection.

3.4.1 Fuel Modification

A fire protection plan is proposed for Cielo Vista consisting of four fuel modification zones. Each zone is designed specifically to help suppress a fire in different ways. Detailed information on the Cielo Vista fire protection plan is included in Section 6, “Community Design Standards,” of the Area Plan.

Section 4: Infrastructure and Public Services

Section 4. Infrastructure and Public Services

Development of Cielo Vista includes construction of new roadways, water mains, wastewater mains, and drainage facilities. All are designed to connect to existing facilities located adjacent to the Project Site that have sufficient capacity to serve Cielo Vista. Utilities will be provided to the Project by existing utility service providers. Public services will be provided to the Project by existing agencies as described in this section.

4.1 Circulation

4.1.1 Overview

Regional access to the Project Site is provided by Yorba Linda Boulevard, a major east-west arterial, which connects SR 91 and SR 57. Via Del Agua Drive, a local collector street, intersects Yorba Linda Boulevard and connects to the Project Site on the south. San Antonio Road, a local arterial, intersects Yorba Linda Boulevard and connects to the Project Site on the west via Aspen Way.

Access to Cielo Vista is provided at two points. Access to Planning Area 1 is provided from Via Del Agua within an irrevocable dedication of street right of way which exists between the southerly boundary of Planning Area 1 and Via Del Agua. This right of way will be improved as a local roadway providing access to Planning Area 1.

Aspen road, a local street, extends easterly from San Antonio road terminating at the westerly boundary of the Project Site. An existing dedicated right of way within Aspen Way will be improved as part of the Project to provide access to Planning Area 2.

The street system within the Area Plan Cielo Vista consists of local residential streets with sidewalks on both sides of the street. Internal streets to be constructed as part of the Project will vary in width from 56 feet to 44 feet of right of way with sidewalks separated from the street by landscaped parkways. Parkway will be planted with shade trees, shrubs, and groundcover. Sidewalks within the Project Site will provide internal pedestrian connectivity as well as connectivity to the surrounding residential neighborhoods. The Project includes provision of an access corridor for future use to provide access to the undeveloped Murdoch Planning Area located east of the Project Site

4.1.2 Local Streets

New local streets planned as part of the development of Cielo Vista are illustrated on the “Master Circulation Plan,” Exhibit 4-1 and on the street sections, Exhibits 4-2 and 4-3, “Local Street Sections.”

Section 4: Infrastructure and Public Services

4.1.2.1 Streets “A” and “B”

Street “A” serves as the access street to Planning Area 1 of Cielo Vista and will extend approximately 150 feet north from a connection at Via del Agua to the southerly boundary of the Area Plan. Within the Project Site, Street “A” extends north to intersect with Street “B.” Street “B” forms the backbone local street for Planning Area 1 extending east to west and north to south. Streets “A” and “B” each have a total right of way of 56 feet and include a 40 foot wide travel area and a 4 foot sidewalk separated from the street by a 4 foot wide landscaped parkway between the curb and sidewalk on both sides of the street. Street “B” provides for parking on both sides of the street. The design for Streets “A” and “B” within Cielo Vista is illustrated on Exhibit 4-2, “Local Street Sections.”

4.1.2.2 Streets “C, D, E, and F”

Two types of local residential streets connect with Street “B” to serve residential lots within Planning Area 1. Street “C” has a 44 foot wide right of way which includes 30 feet of travel area and a 4 foot wide sidewalk separated from the street by a 4 foot wide landscaped parkway between the curb and sidewalk on both sides of the street. On-street parking is provided on one side of Street “C.” The design for Street “C” is illustrated on Exhibit 4-2, “Local Street Sections.”

Streets “D” and “E” each have a total right of way of 52 feet which includes 36 feet of travel area and a 4 foot wide sidewalk separated from the street by a 4 foot wide landscaped parkway between the curb and sidewalk on both sides of the street. On street parking is provided on both sides of Streets “D” and “E”. The design for Streets “D” and “E” within Cielo Vista is illustrated on Exhibit 4-3, “Local Street Sections.”

Aspen Way serves as the access roadway to Planning Area 2 of Cielo Vista connecting to Street “F”, which has a total right of way of 52 feet which includes 36 feet of travel area and a 4 foot wide sidewalk separated from the street by a 4 foot wide landscaped parkway between the curb and sidewalk on both sides of the street. On street parking is provided on both sides of Street “F”. The design for Street “F” within Cielo Vista is illustrated on Exhibit 4-3, “Local Street Sections.”

Section 4: Infrastructure and Public Services

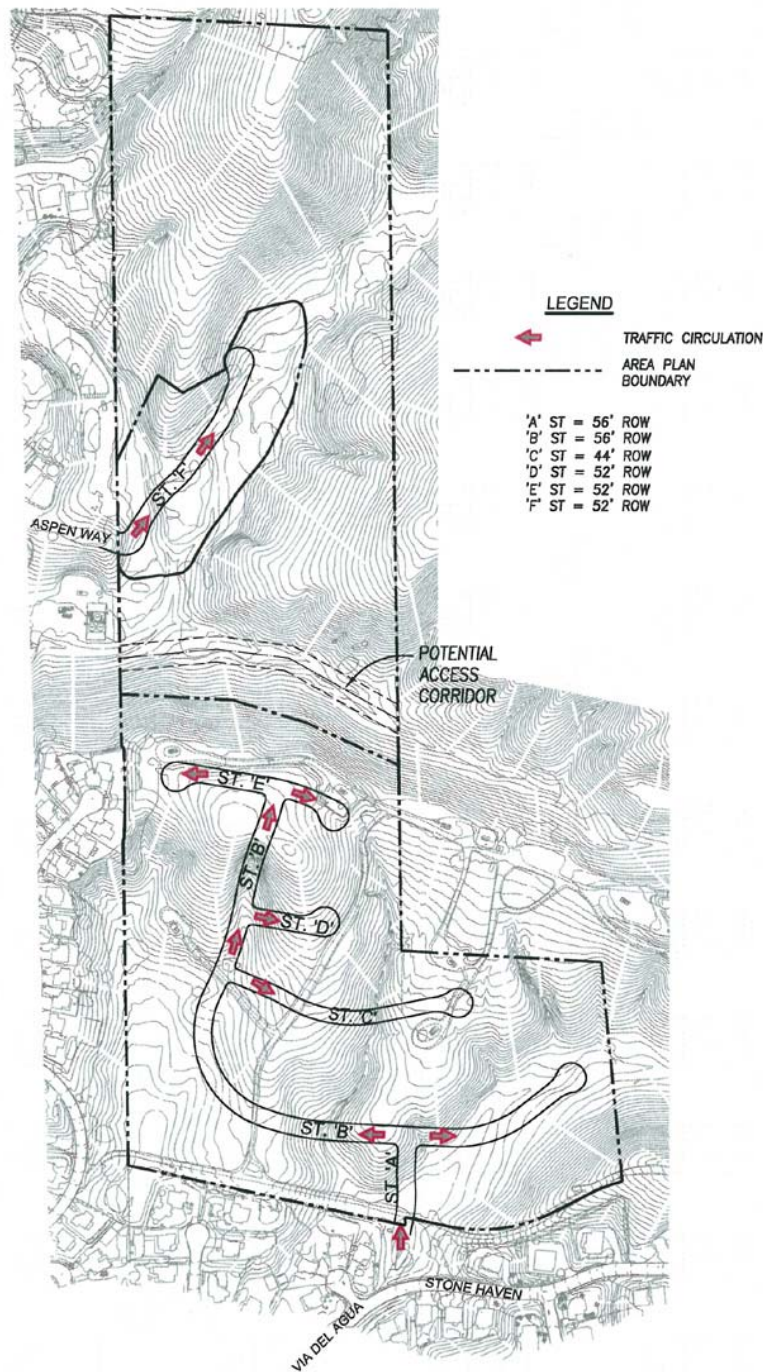
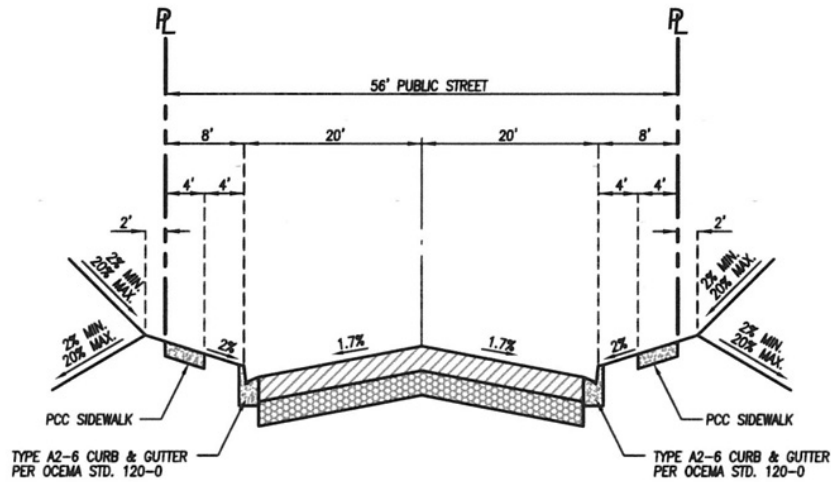


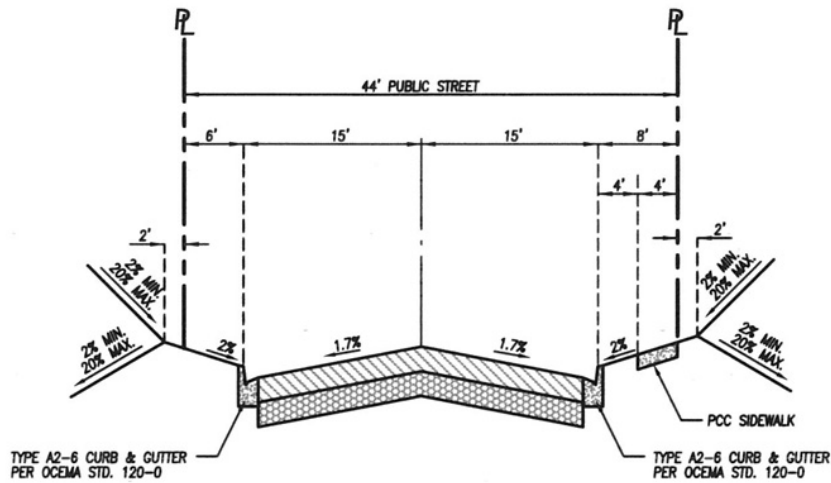
Exhibit 4-1 Master Circulation Plan

Section 4: Infrastructure and Public Services



Streets 'A' & B - 56' Public Street

LOCAL (500-1200 ADT) PER OCEMA STD. 1107
NOT TO SCALE

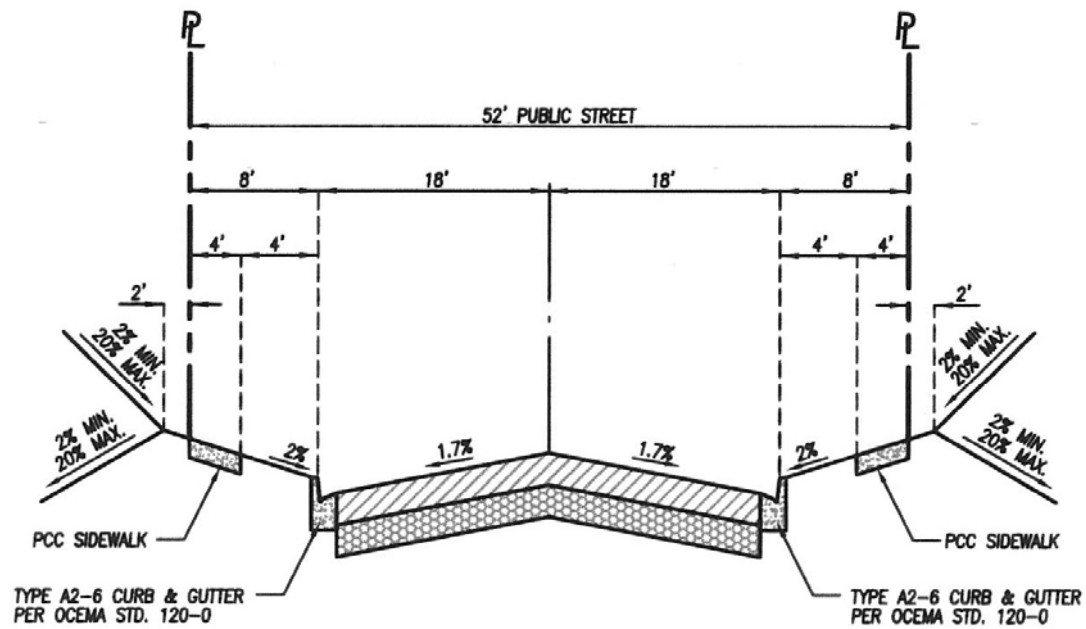


Street 'C' - 44' Public Street

LOCAL-B (200-500 ADT) PER OCEMA STD. 1107
NOT TO SCALE

Exhibit 4-2 Sections of Local Streets A, B and C

Section 4: Infrastructure and Public Services



Streets 'D', 'E' & 'F' - 52' Public Street

LOCAL (<500 ADT) PER OCEMA STD. 1107
NOT TO SCALE

Exhibit 4-3 Sections of Local Streets D, E and F

Section 4: Infrastructure and Public Services

4.1.3 Pedestrian Circulation

Walkways within the local streets of Cielo Vista form a comprehensive pedestrian circulation system throughout each residential planning area. The proposed pedestrian circulation system provides connectivity between residential planning areas and open space within the Area Plan, as well as connectivity to off-site sidewalks in adjacent residential neighborhoods linking Cielo Vista to the surrounding community.

4.2 Water and Sewer

Water and Sewer service is provided by the Yorba Linda Water District (YLWD). Facilities adjacent to the Project Site include:

- Existing 8 inch diameter sewer mains located in Stonehaven Avenue and Aspen Way,
- Existing 8 inch diameter main located in Stonehaven Avenue and Aspen Way.

4.2.1 Water Facilities Plan

YLWD is studying the master plan requirements for this portion of its service area. Those plans may include the future addition of a water tank somewhere in the vicinity of the Project Site with benefitting landowners paying their fair share of construction.

On-site water facilities planned for Cielo Vista include a system of 8 inch diameter mains within local streets connecting to existing 8 inch diameter mains located within Via Del Aqua and Aspen Way. Planning Areas 1 and 2 will be connected to form a looped system. On-site water service facilities for Cielo Vista are illustrated on Exhibit 4-4, “Water Facilities Plan.”

4.2.2 Sewer Plan

Sanitary sewer service to the Project Site is provided by the Yorba Linda Water District (YLWD). On-site wastewater flows from the Project will be collected by an on-site system of 8 inch diameter lines designed to the standards of the YLWD and located within the streets of Cielo Vista. On-site sewer mains within Planning Area 1 will connect to existing sewer mains located in Stonehaven Avenue providing sewer service for this portion of Cielo Vista. On-site sewer mains within Street “F,” serving Planning Area 2, will extend to Aspen Way where an on-site sewer lift station will pump wastewater to the existing sewer manhole at the intersection of Aspen Way and Willow Tree Lane.

The Sewer Master Plan for Cielo Vista is illustrated on Exhibit 4-5, “Sewer Master Plan.”

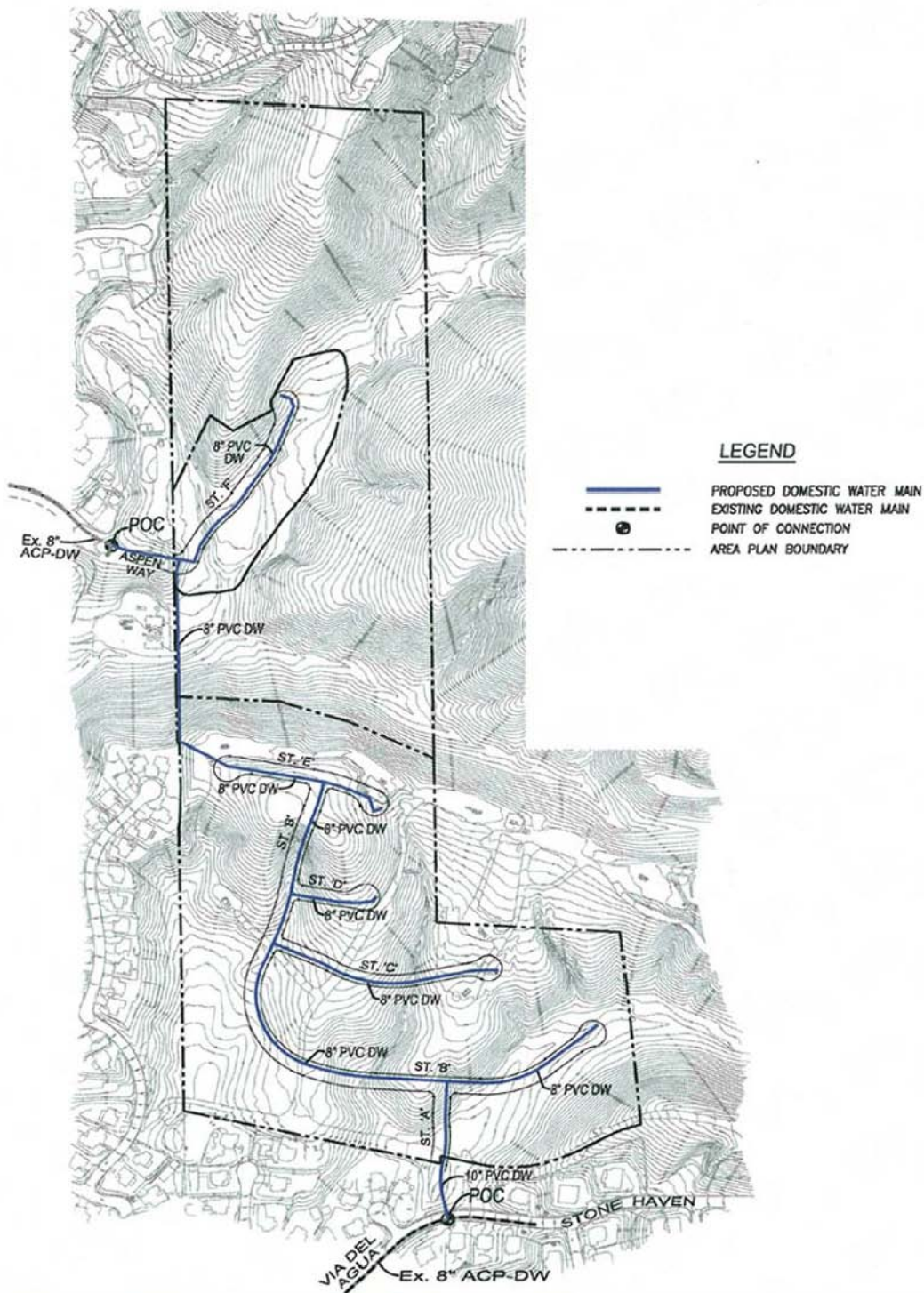


Exhibit 4-4 Water Facilities Plan

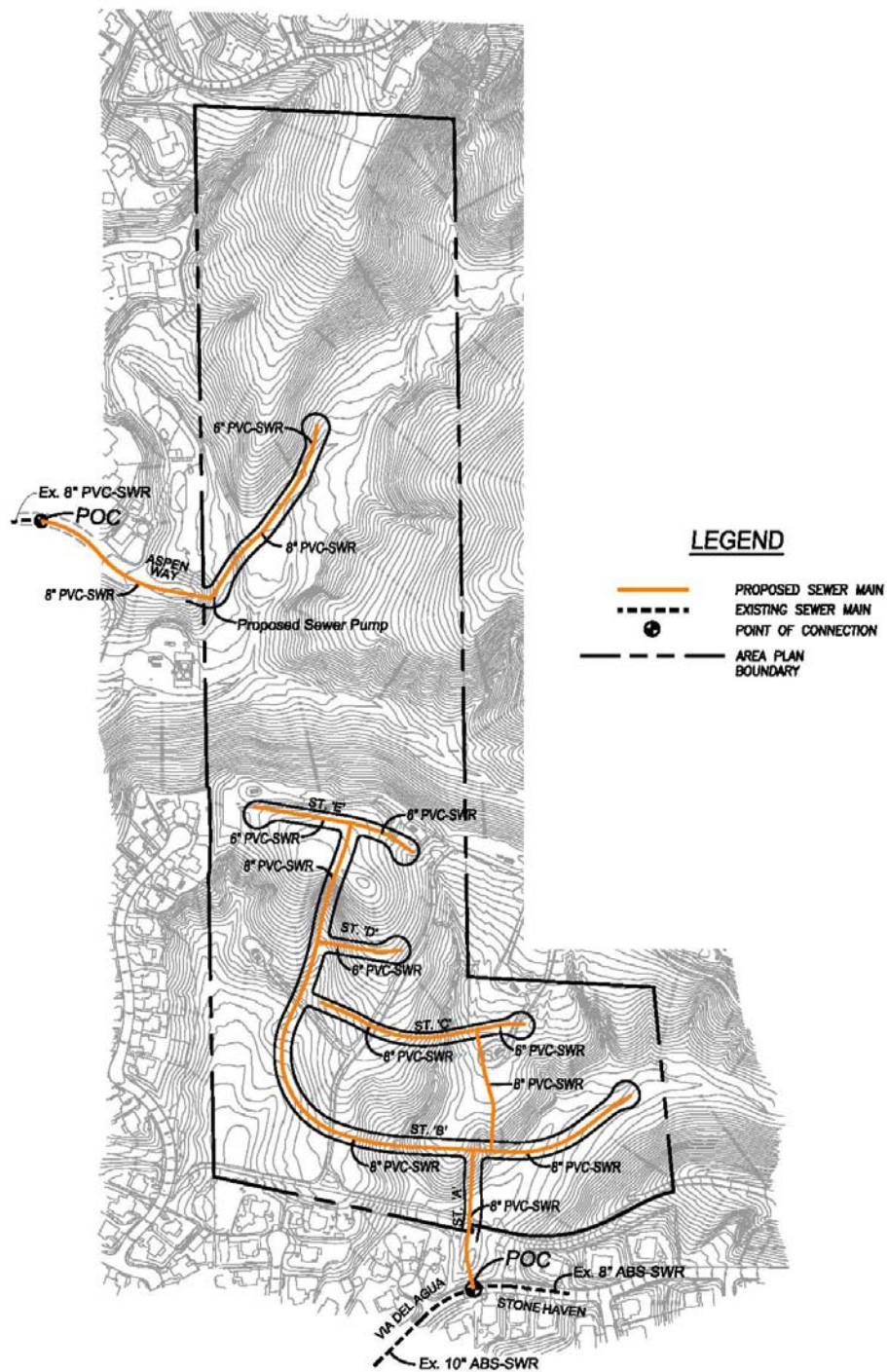


Exhibit 4-5 Sewer Master Plan

Section 4: Infrastructure and Public Services

4.3 Drainage and Water Quality Management Plan

As part of development of Cielo Vista, existing natural drainage patterns will be maintained so that flows to the downstream facilities will remain close to conditions that exist prior to development. The existing natural drainages include an east-west canyon that separates Planning Areas 1 and 2. Approximately 630 acres located outside the boundaries of the Project Site are tributary to this channel. A smaller north-south tributary draining approximately 40 acres intersects this canyon, and both flow into an existing drainage stub located in the residential area near the southwest boundary of the Project Site. The bed of the north-south channel is planned for minor realignment to the east and will follow the base of a slope planned as part of the development of residential lots. Substantial portions of these natural drainage channels located within the Project Site are protected from development and will be maintained as open space.

Runoff from the developed areas of the Project Site will be collected in a storm drainage system within local streets and routed through three water quality basins to be constructed as part of the project. The water quality basins will serve to mitigate the increased flow anticipated from the increased impervious surface created with the development and will also decrease pollutants in the runoff.

A Water Quality Management Plan (WQMP) will be submitted to the County for approval as part of the Project Final Subdivision Map. The WQMP will include provisions for implementation of the WQMP by the Home Owners Association (HOA) for Cielo Vista, the entity owning and maintaining the water quality basins. The WQMP will include detailed sizing parameters for the basins and will provide guidelines to the HOA for the proper maintenance of the water quality basins. The drainage plan for Cielo Vista is illustrated on Exhibit 4-6, "Drainage Master Plan."

4.4 Dry Utilities

4.4.1 Telephone

AT&T is the telephone service provider for the Project Site. Telephone service for the Project Site will be provided by AT&T with all on-site facilities constructed as part of the Project placed underground.

4.4.2 Natural Gas

Southern California Gas Company is the provider of natural gas to the Project Site. On-site gas facilities constructed as part of the Project will be placed underground.

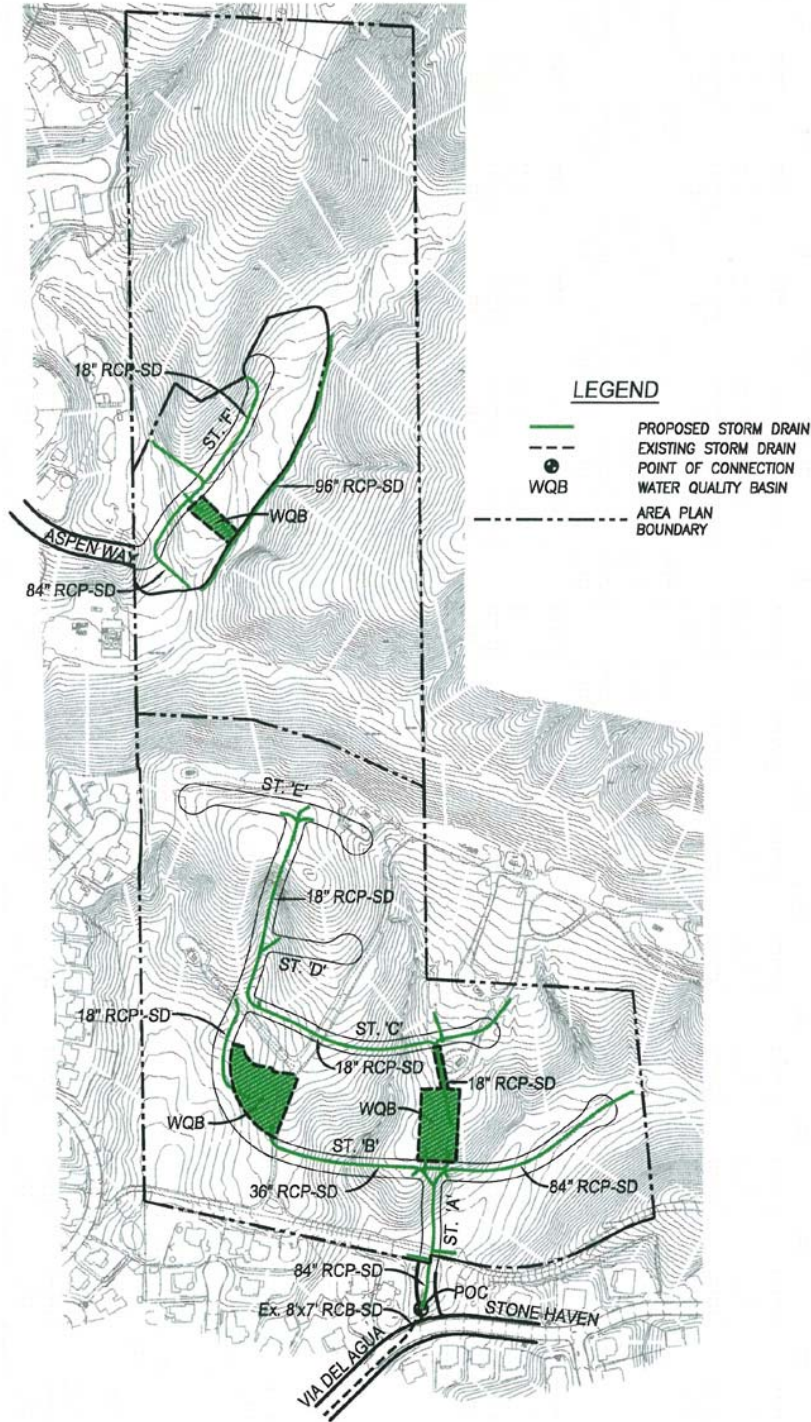


Exhibit 4-6 Drainage Master Plan

Section 4: Infrastructure and Public Services

4.4.3 Electricity

Southern California Edison (SCE) provides electricity to the Project Site from existing facilities in the vicinity of the Project Site. New facilities constructed as part of the Project will be located underground.

4.4.4 Cable and Internet

Time Warner is the cable service provider for the Project Site. Cable service for the Cielo Vista development will be provided by Time Warner with all on-site facilities constructed as part of the Project placed underground.

4.5 Schools

The Placentia-Yorba Linda Unified School District (District) is the school district serving the grade K-12 school needs of the future residents of Cielo Vista. Based on existing school boundaries, the school facilities which could serve Cielo Vista include the Travis Ranch School for grades K-8 and Yorba Linda High School for grades 9-12. The developer of Cielo Vista will pay school mitigation fees as required by State of California.

4.6 Solid Waste

Yorba Linda Disposal provides solid waste services for the City of Yorba Linda. This service can be extended to Cielo Vista.

4.7 Public Safety

Police protection is provided by the Orange County Sheriff Department.

4.8 Fire

Fire protection is provided by the Orange County Fire Authority.

4.9 Library

The developer of Cielo Vista will pay the County adopted Development Impact Fee for library services.

Section 4: Infrastructure and Public Services

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Section 5. Grading Plan

5.1 Existing Conditions

The Project Site is irregularly shaped and consists of approximately 84 acres. The lowest elevation, along the southern boundary is approximately 600 feet above MSL. The Project Site rises from the southerly boundary to about 780 feet MSL at which point elevations begin to drop into a westerly trending drainage with a bottom of about 640 feet MSL. From this point, the elevation again rises to about 900 feet MSL at the far northerly edge of the Project Site.

5.2 Grading Concept

Approximately 57% of the Project Site will be developed for residential land use and will be graded. The balance of the Project Site is proposed for permanent open space and some grading for fuel modification purposes may be required. The Project grading plan provides for grading quantities to balance so that no import or export of soil will be required. The grading plan for Cielo Vista will fully comply with County grading standards.

Planning Area 1 is located on the southern portion of the property. Grading in this Planning Area will create four local streets, generally parallel to the natural site contours, at elevations of 615, 690, 720 and 750 feet. These streets serve residential lots with differences in elevation taken up by landscaped slopes.

Planning Area 2 Is located on the westerly edge of the property. Grading in this Planning Area will create a single cul-de-sac located between the property line and a southerly trending drainage.

The grading concept for Cielo Vista is illustrated in Exhibit 5-1, “Conceptual Grading Plan”.

It is estimated that approximately 660,000 cubic yards of grading will be required for the Project. Cuts will generally vary from 0 feet to 60 feet across the Project Site. Fills will generally vary from one foot to 45 feet. Cut and fill areas are illustrated on Exhibit 5-2, “Grading Cut and Fill.”

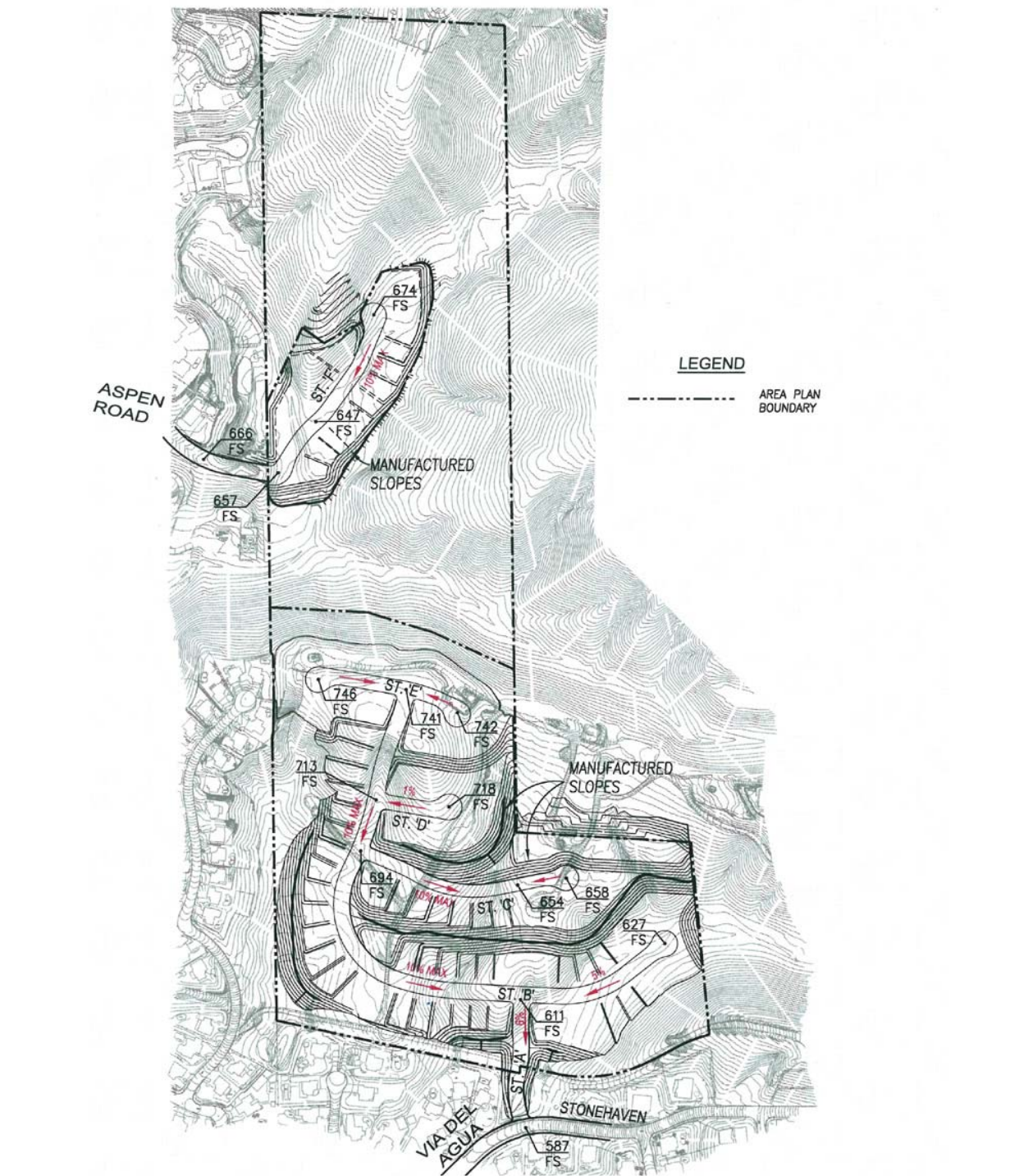


Exhibit 5-1 Conceptual Grading Plan

Section 5: Grading Plan

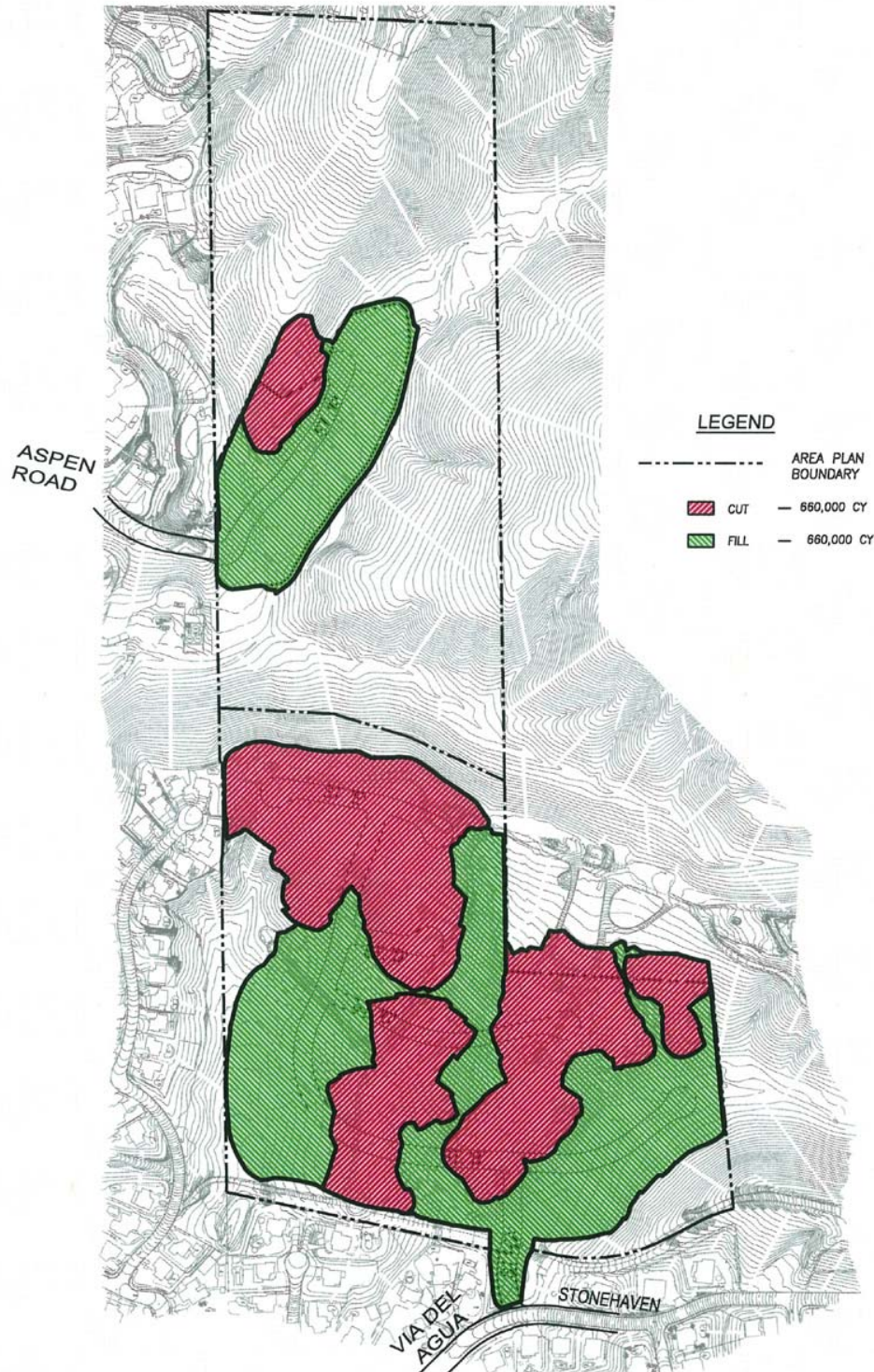


Exhibit 5-2 Grading Cut and Fill

Section 5: Grading Plan

5.3 Remedial Action Plan

The Project Site contains four operational oil wells, one abandoned oil well, and one idle oil well along with related facilities. All wells will be abandoned and relocated to a separate drilling island. The abandoned well sites will be remediated to standards acceptable to Orange County Fire Authority, the Regional Water Quality Board, the Orange County Health Care Agency, and any other agencies with regulatory jurisdiction over the clean up process. Remedial grading may extend beyond the limits of each Planning Area. All remedial grading will balance on-site with potentially, some deep burial of contaminated soils; no export of remediated soils is proposed.

5.4 Interface with Adjacent Land Use

The grading concept for Cielo Vista addresses the potential for view impacts to adjacent residential land uses with a plan designed to minimize and soften, or in some cases, eliminate views of the Project to adjacent properties. Exhibit 5-3, “Grading Cross Sections Key Map,” and the grading cross-sections included as Exhibits 5-4 through 5-6, “Concept Grading Sections,” illustrate the relationship of graded and built residential lots within Cielo Vista in three key locations which have the greatest potential view impact to existing adjacent residential areas.

Section 5: Grading Plan

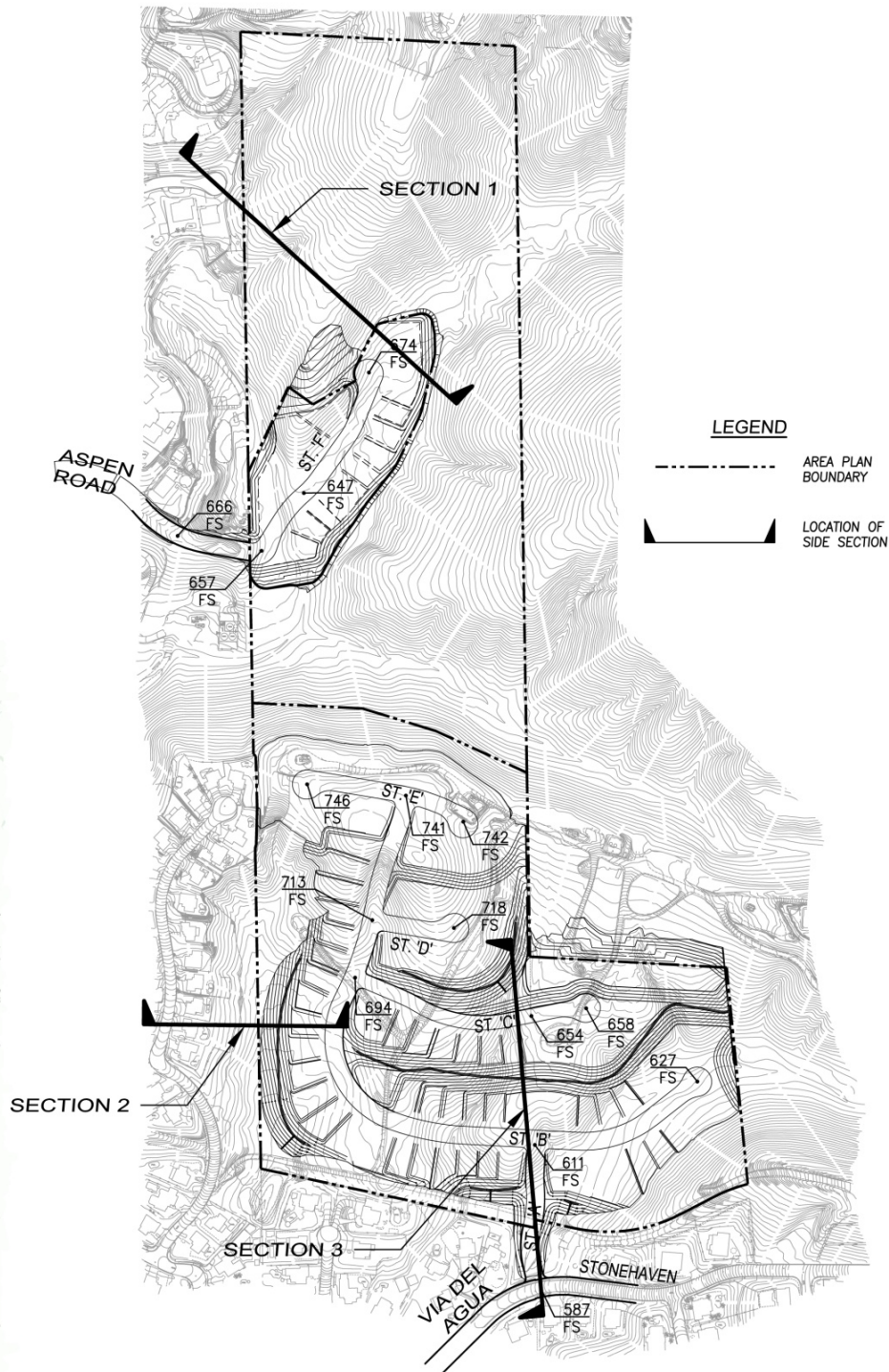


Exhibit 5-3 Grading Cross Sections Key Map

Section 5: Grading Plan

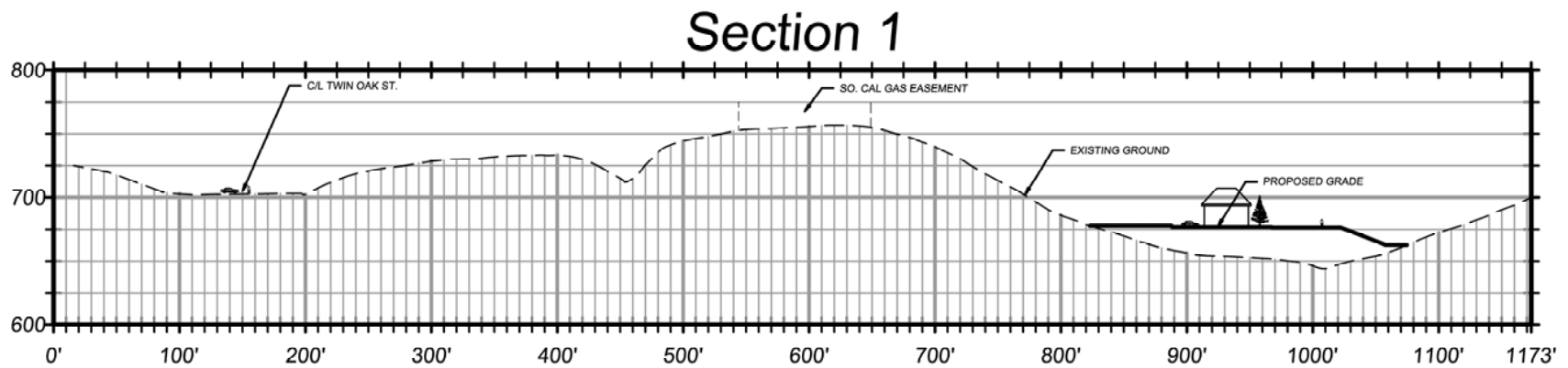


Exhibit 5-4 Concept Grading Cross Section - 1

Section 5: Grading Plan

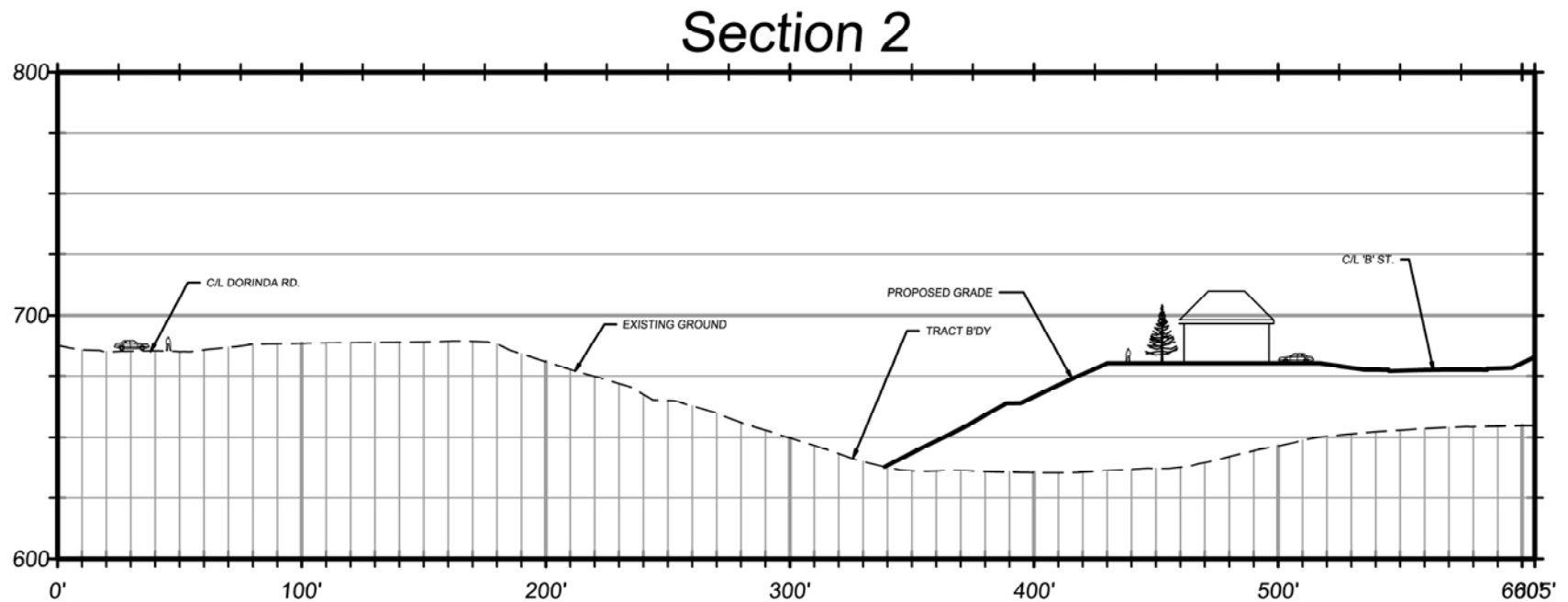


Exhibit 5-5 Grading Concept Cross Section - 2

Cielo Vista Area Plan

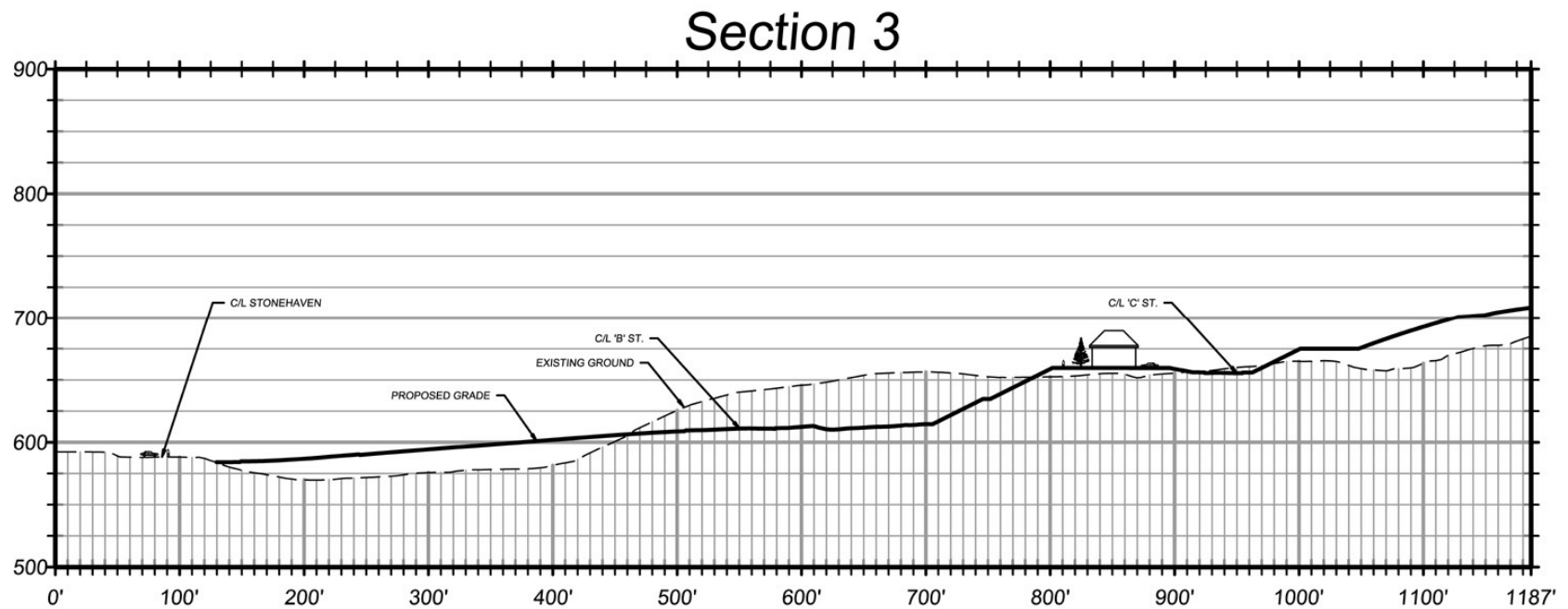


Exhibit 5-6 Grading Concept Cross Section - 3

Section 6: Community Design Guidelines

Section 6. Community Design Guidelines

6.1 Overview

The design guidelines contained herein address landscaping and residential design criteria for Cielo Vista.

6.2 Landscape Guidelines

The landscape design for Cielo Vista establishes a strong relationship between the built environment and the natural open space areas to be preserved as part of the Area Plan. The landscape concept for Cielo Vista is illustrated on Exhibit 6-1, “Conceptual Landscape Plan.”

Section 6: Community Design Guidelines



Exhibit 6-1 Conceptual Landscape Plan

Section 6: Community Design Guidelines

The landscape plan utilizes a plant palette that respects and enhances the existing native plant communities found within the Project Site through the use of fire resistant plants, native and appropriate non-native drought tolerant species as described in Table 6-1, “Cielo Vista Plant Palette.”

Table 6-1 Cielo Vista Plant Palette

	Common Name
Trees	
Agonis Flexuosa	Peppermint Tree
Arbutus ‘Marina’	Arbutus
Callistemon viminalis	Weeping bottlebrush
Geijera parviflora	Australian Willow
Lagerstroemia indica (mildew resistant hybrids)	Crape Myrtle
Loshostemon confertus	Brisbane Box
Melaleuca spp.	Melaleuca
Olea europaea ‘Wilsonii’	Fruitless Olive
Quercus ilex	Holly Oak
Pinus spp.	Pine
Rhus Landea	African Sumac
Schinus Molle	California Pepper Tree

	Common Name
Groundcovers	
Acacia redolens ‘Low Boy’	Acacia
Aptenia c. ‘Red Apple’	Aptenia
Carissa macrocarpa	Natal Plum
Coprosma x kirkii	Coprosma
Bougainvillea spp.	Bougainvillea
Lantana spp.	Lantana
Myoporum parvifolium	Myoporum

	Common Name
Shrubs	
Agapanthus spp.	Lily-of-the-Nile
Agave spp.	Agave
Aloe spp.	Aloe
Alyogyne huegelii	Blue Hibiscus
Coreopsis verticillata	Coreopsis
Cotoneaster spp.	Cotoneaster
Dodonaea viscosa	Hop Bush
Echium candicans	Pride of Madeira
Eleagnus x ebbingei	Silverberry
Euryops p. ‘Viridis’	Euryops
Hemerocallis hybrid	Evergreen daylily
Heteromeles arbutifolia	Toyon
Kniphofia spp.	Red-Hot Poker
Leptospermum spp.	Tea Tree
Leucophyllum frutescens	Texas Ranger
Myrtus communis ‘Compacta’	Myrtle
Pyracantha spp.	Firethorn
Phormium spp.	Flax
Rhamnus californica	Coffeeberry
Rhus Ovata	Sugar Bush
Salvia spp.	Sage
Senna spp.	Cassia
Teucrium spp.	Germander
Rosmarinus o. ‘Huntington Carpet’	Dwarf Rosemary

Section 6: Community Design Guidelines

6.2.1 General Guidelines

The following general criteria apply to all landscape and irrigation design for Cielo Vista.

- a. Landscape design shall emphasize the planting of long-lived plant species that are native to the region or well adapted to the climatic and soil conditions of the area.
- b. The landscape design should reinforce the distinct character of various features within the natural and man-made environments.
- c. Landscape treatment of all areas shall emphasize the planting of shade trees along streets to contrast with open space.
- d. The use of native and drought tolerant plant materials shall be utilized where appropriate.
- e. All public areas and rights of ways shall have water conserving automatic irrigation systems. Fixed and pop up spray heads shall be compatible with reclaimed water systems.
- f. Landscape plans for any development shall take into consideration service lines, traffic safety sight line requirements, and structures on adjacent properties to avoid conflicts as trees and shrubs mature.
- g. Street trees and trees planted near walkways or street curbs shall be selected and installed to prevent damage to sidewalks, curbs, gutters and other improvements.
- h. Irrigation for both public and private landscape areas should be designed to be water-efficient. All irrigation systems shall have automatic controllers designed to properly water plant materials given the site's soil conditions, and irrigation systems for all public landscapes shall have automatic rain shut-off devices. Drip irrigation is encouraged. Spray systems shall have low volume, measured as gallons per minute (gpm), matched-precipitation heads.

6.2.2 Entries

The entries to Cielo Vista establish the design theme for the Project through a blend of hardscape and planting elements that form the first impression to visitors and residents entering the development. Entry lighting should avoid intensely bright lighting of monuments. Entry monuments should be lit to provide a soft wash of light across the monument signage. Specimen trees should be up-lit with several fixtures into the canopy to avoid creating dark sides of the trees.

A primary community entry is established at the intersection of "A" Street and Via del Agua. The treatment of this entry provides a relaxed but strong sense of arrival to the community. The landscape concept for the primary entry to Cielo Vista is illustrated on Exhibit 6-2, "Primary Entry at Via Del Agua."

Section 6: Community Design Guidelines

6.2.3 Streetscapes

The streetscapes of Cielo Vista provide a clear delineation between pedestrian and vehicular travel areas. Shrubs, low groundcovers, and ornamental grasses are used to the greatest extent possible to reduce maintenance and conserve resources. The planting plan for streets includes meandering drifts of shrubs, grasses, and groves of native and non-native trees. Uniformed spacing of trees is avoided in order to create an interesting and inviting pedestrian experience while also offering visual interest to motorists encouraging them to slow driving speeds and observe their surroundings. The streetscape plan for local streets within Cielo Vista is illustrated on Exhibit 6-3, “Streetscapes Plan.”

Section 6: Community Design Guidelines

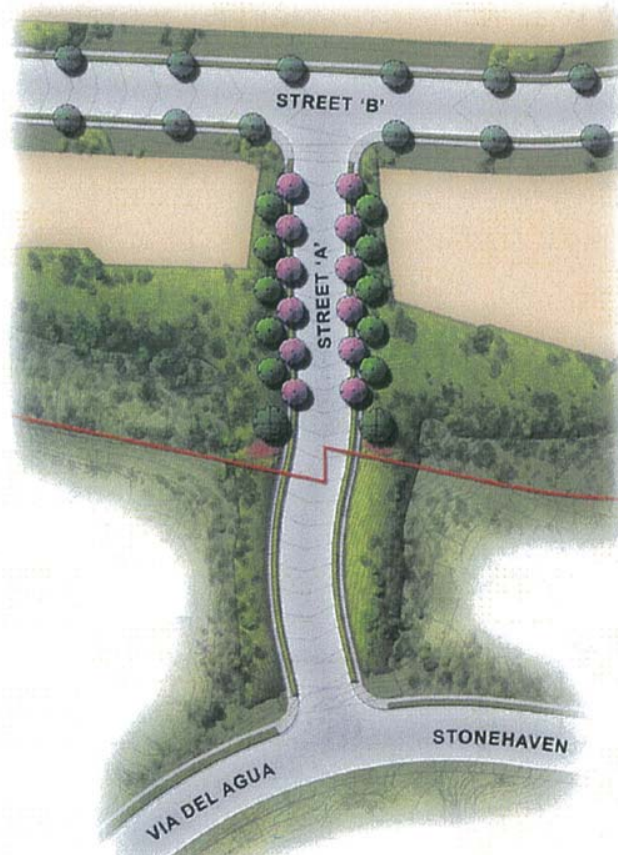
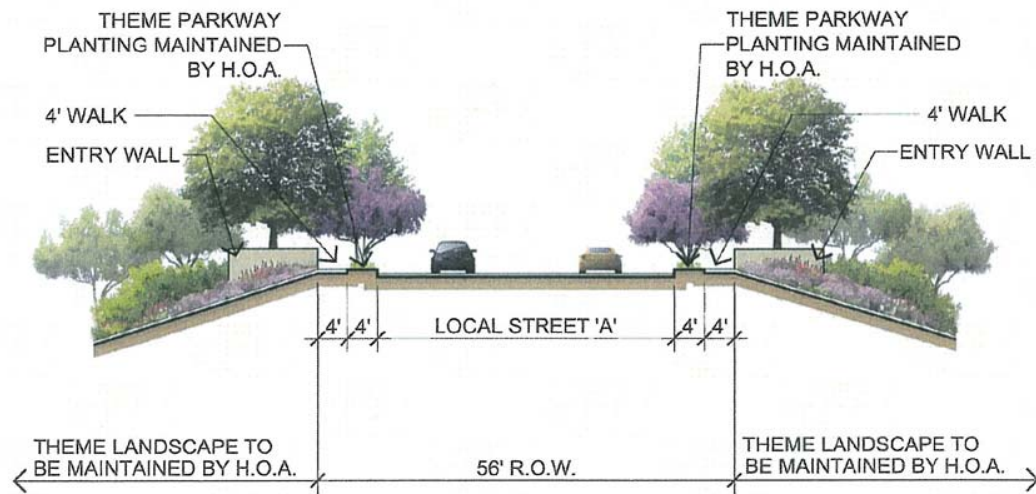


Exhibit 6-2 Primary Entrance at Via del Auga

Section 6: Community Design Guidelines

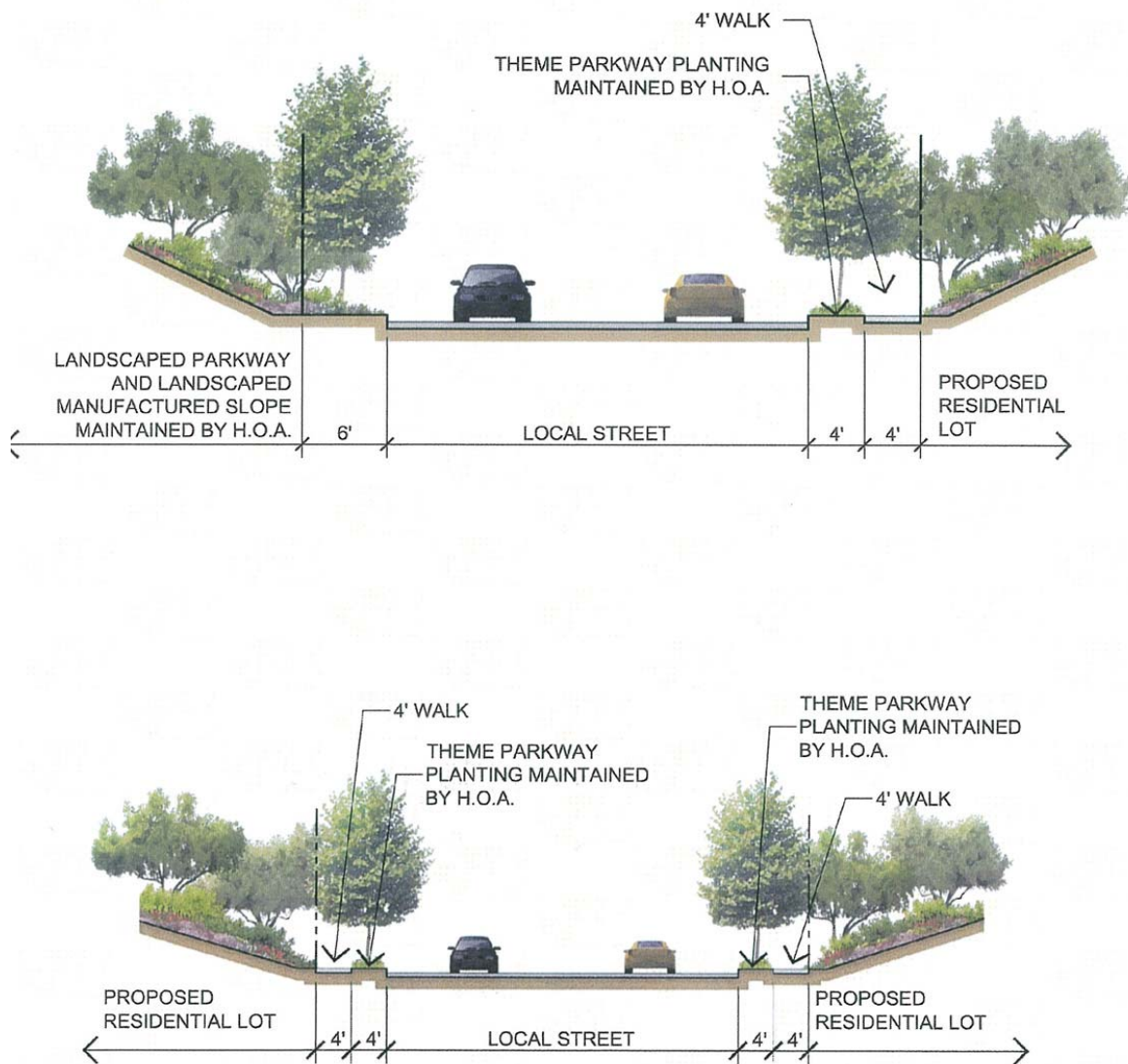


Exhibit 6-3 Streetscapes Plan

Section 6: Community Design Guidelines

The following design criteria apply to streetscape design for Cielo Vista:

- Landscape treatments of each street shall be consistent throughout the length of the street in the neighborhood.
- Landscape treatments shall generally utilize street trees planted at intervals of 50 feet on center unless otherwise specified. Street trees shall be placed a minimum of eight feet from street light standards.
- Street tree planting as described below shall generally utilize one or two primary species for each street with a limited number of additional species to be used as accent planting.
- Low spreading groundcover or turf in the parkway strips adjacent to walkways should be planted and shall be consistent along the entire length of the street.
- Sidewalks shall be separated from the street by a landscaped parkway.

6.2.4 Fire Protection Plan

Several areas of Cielo Vista require fuel modification. Fuel modification consists of 4 zones. Each zone is designed specifically to help suppress a fire in different ways as described below.

- Fuel modification Zone A is characterized by a 20 foot wide minimum setback zone from combustible development. This zone can be located either inside or outside of the protected development area but it must be kept clear of any combustible construction to provide a defensible space for fire suppression. A permanent irrigation system is required to maintain healthy vegetation with a high moisture content. Plants in this zone are required to be highly fire resistant and selected from the approved plant list as described in Table 6-1, “Plant Palette.”
- Fuel modification Zone B is characterized by a 50 foot wide area consisting of irrigated landscaping. All requirements of Zone A apply to Zone B with the additional requirement that surface fuels cannot exceed a maximum height of 18 inches and removal of dead and excessively “leggy” growth is required at all times. Plants in this zone are required to be selected from the approved plant list as described in Table 6-1, “Plant Palette.”
- Fuel modification zone C is characterized by a 50 foot wide area to be kept thinned and clear of shrubs.
- Fuel modification zone D is characterized by a 50 foot wide area with a minimum of 30 percent required to be maintained in a manner similar to Zone C.

Section 6: Community Design Guidelines

The fuel modification areas of Cielo Vista are illustrated on Exhibit 6-4, “Fuel Modification Zones.” The treatment within each fuel modification zone is illustrated on Exhibit 6-5, “Fuel Modification Cross Section Details.”

6.2.5 View Corridors

Views from residential lots should be maintained by planting trees at the lower half of the adjacent slope. Views should be framed by planting trees at property lines.

6.2.6 Lighting

Lighting of streets and select landscaped areas should be considered for safety and security. Utilization of “night sky friendly” light fixtures on public streets shall be required. Maintaining the character of traditional materials will create a pedestrian scale for the community. Lighting fixtures within Cielo Vista shall be consistent in style, color, and materials in order to maintain uniformity throughout the community.

6.3 Residential Design Guidelines

Residential uses are designated within two Planning Areas within Cielo Vista and are planned for development of single family detached homes with minimum lot areas of 7,200 square feet. Homes will be designed as conventional single family front loaded residences placing an emphasis on architectural elements oriented toward the street and incorporating a mix of garage configurations and designs to provide a varied street scene. The purpose of the following residential design guidelines is to establish design criteria for the development of this housing type within Cielo Vista.

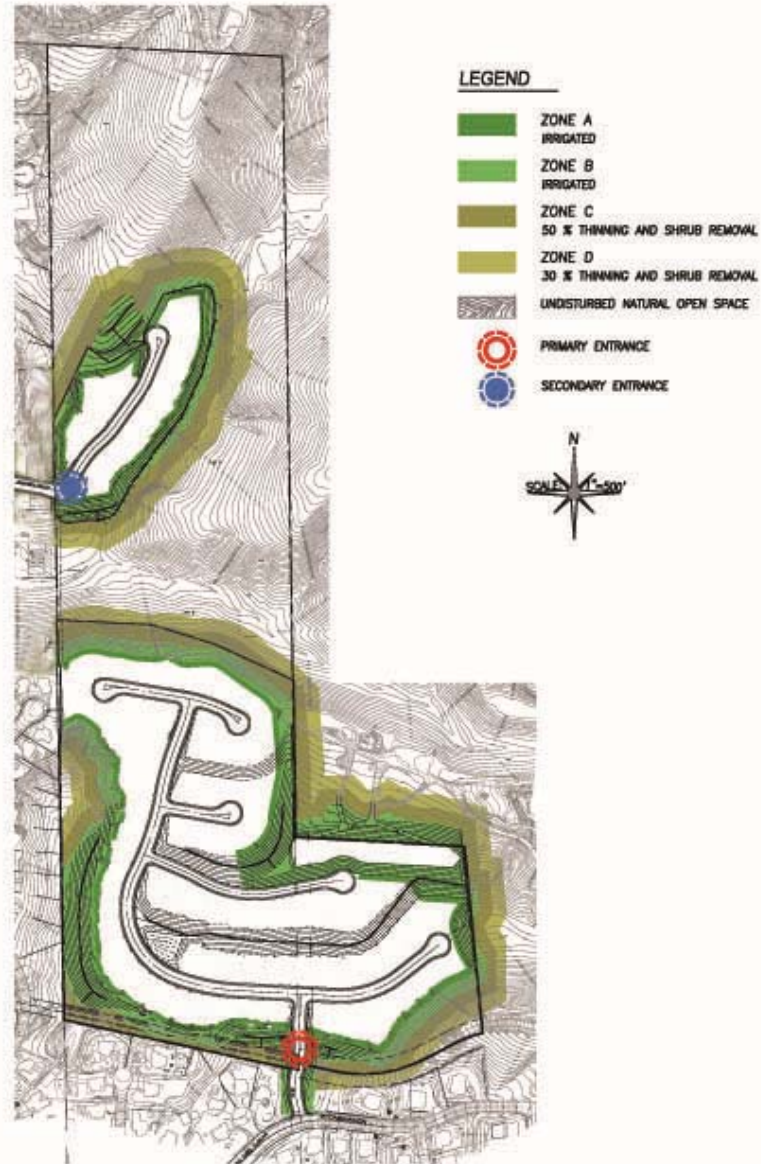


Exhibit 6-4 Fuel Modification Zones

Section 6: Community Design Guidelines

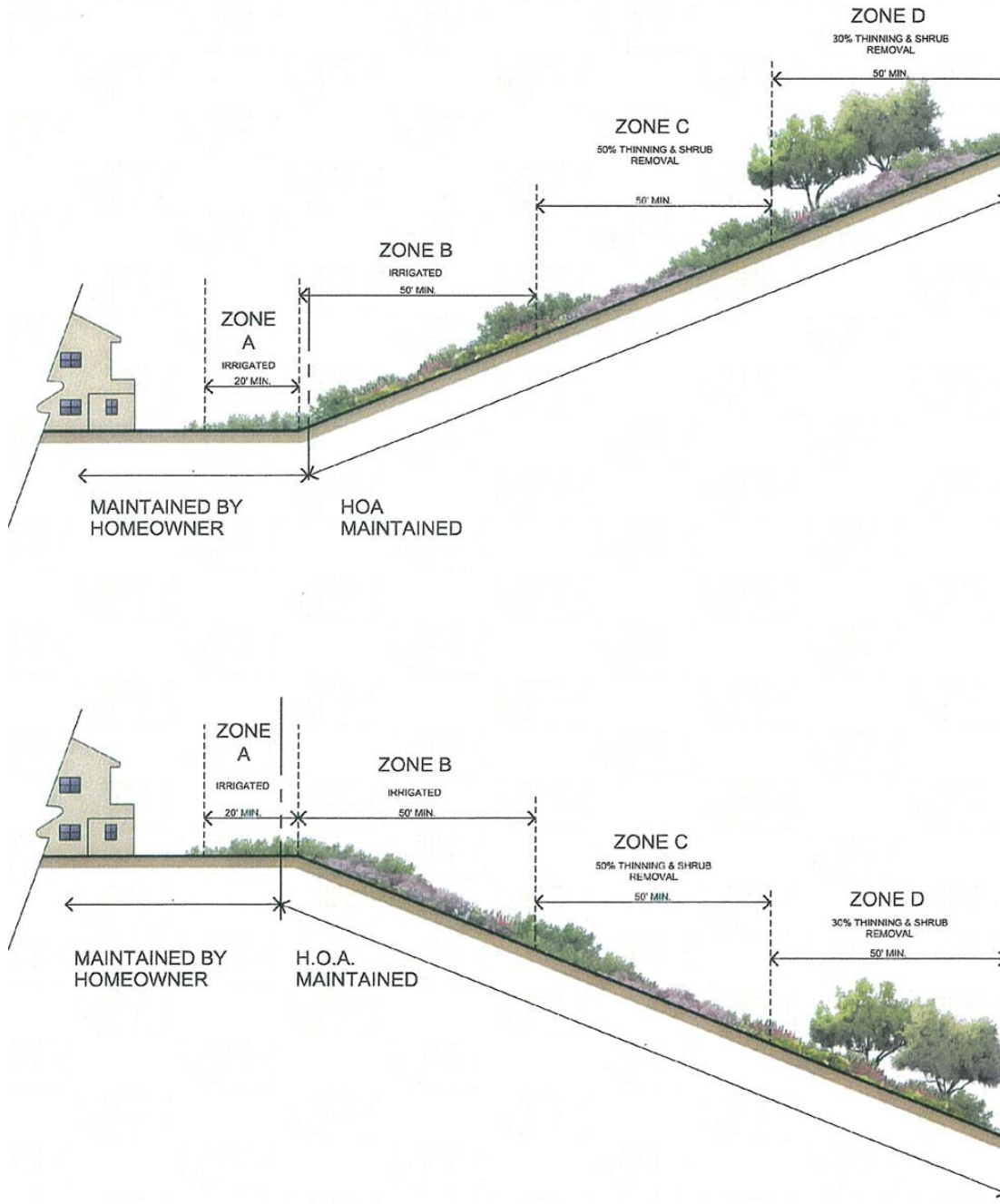


Exhibit 6-5 Fuel Modification Cross Section Details

Section 6: Community Design Guidelines

6.3.1 Design Fundamentals

Implementation of the following fundamental elements of quality design are encouraged within Cielo Vista:

- Architecture forward residential design.
- Varied garage placement.
- Variety of compatible architectural styles.
- Use of variable setbacks.
- Enhanced side elevations at primary corners or from highly visible public streets.
- Varied floor plans and elevations.
- Varying plotting techniques.
- Compatible and authentic color treatments on homes.

6.3.2 Garage Treatments

The home and front yard, rather than the garage, should be the primary emphasis of the front elevation. The number of homes with a front facing garage located forward of the porch or front of the building elevation plane should be minimized. Garage visibility should be minimized through the use of techniques such as varying garage door patterns and the use of deep recessed door techniques, varying colors, splitting a double car garage door into two single doors, or using alternative garage configurations, such as corner garages, turn in garages, full or mid recessed garages, and/or tandem garages. Garage doors should match the style of the house. To further reduce the impact of garage doors on the streetscene, garage doors should be architecturally treated with decorative relief cuts, panels, small decorative windows and similar treatments. The following additional guidelines apply to garage treatments:

6.3.2.1 Garage Wall-Plane

A garage wall relief of 12 to 18 inches should be constructed for front loaded, garage forward, and street facing garages when the garage door is at the minimum allowed setback line. With other garage configurations a range of 6" to 12" is recommended.

6.3.2.2 Porte-Cochère

Use of a porte-cochère on a garage located toward the rear of the lot should be considered in order to create an additional screened parking space and outdoor private space for occasional use.

Section 6: Community Design Guidelines

6.3.2.3 Three-Car Garage Treatment

When a plan has a three-car garage, the third car bay shall be offset 3 feet.

6.3.3 Building Setback Fundamentals

To provide more interesting neighborhood streetscenes, variable front-yard setbacks are required, and variable side yard setbacks are encouraged through the use of the following techniques:

- Varied setbacks along streets.
- Reverse plotting along streets.
- Enhanced corner sideyard setbacks.
- Variable lot widths.
- Special corner lot criteria.

6.3.4 Architectural Mass

6.3.4.1 Corner and Side On Home Elevations

Full wrap around architecture should be provided on the side of all corner and side on homes facing the street. Neighborhood quality will be exemplified by adding a home plan designed specifically as an end of the block home or by enhancing a corner home with additional architectural details as found on the front elevation.

6.3.4.2 Roof Forms

Rows of homes seen from a distance are perceived by their contrast against the skyline or background where the dominant impact is the shape of the building and roof line. Rear elevations and roof planes viewed from streets should be articulated to minimize the visual impact of repetitious flat planes and similar building silhouettes. Varied rear elevation forms should be provided.

6.3.4.3 Rear Elevations

Rear elevations visible from streets should be articulated through the use of one or more of the following:

- Offset wall planes
- Roof plan breaks
- Color blocking

Section 6: Community Design Guidelines

- Shutters and potshelves on a second story
- Accent materials consistent with the home's architectural style

6.3.4.4 Streetscape Massing and Plotting

Implementation of the following design techniques should be considered to create an interesting and varied streetscape:

- Special architectural treatments such as feature entry location and feature window detail should be provided at street corners and other important focal points.
- Orient front doors and living room windows toward the street.
- Design of buildings should create varied setbacks or offsets.
- The architectural style chosen for each home or building should be compatible with its massing in order to avoid making the style seem applied or superficial.
- Embellished elevations such as upgraded materials and details are encouraged at areas of the building that face a public street. This applies to the front, side, and rear elevations.

6.3.5 Colors and Materials

The colors and materials used at Cielo Vista should reflect a general contextual theme of harmony and neighborhood character. The selected color palette for each architectural style should share a “common sense” approach to the use of materials and colors indigenous to the region and compatibility with existing surrounding residential land use. New interpretations of classic combinations of materials and colors are encouraged as they relate to a general feeling of neighborhood unity.

Use of a variety of natural looking materials and colors should provide the diversity required for visual interest while unifying the homes within their settings and creating a timeless appeal. The selected architectural color palette should avoid monotony and provide a variety of color schemes while still maintaining a common theme or unifying concept.

- Each color scheme shall incorporate a minimum of three colors, for example, one body color, one trim color, and one accent color.
- Each neighborhood shall have a minimum of three different roofing colors consistent with the architectural style of the home. Light roof colors should be selected over dark roof colors wherever possible for energy efficiency.

Section 6: Community Design Guidelines

- Individual color schemes must be appropriate to the architectural styles with a harmonious selection of accent materials, roof profiles and colors.
- No adjacent home shall have the same color scheme. Color palettes that reflect traditional architectural themes are the basis for successful modern interpretations. Current color trends integrated within a historically-referenced framework create dynamic, yet timeless color combinations.

6.3.6 Architectural Features

The following minimum criteria apply to residential architectural features:

- Windows and opening shall be trimmed or otherwise treated. Windows must be grouped or located near strong architectural elements and be proportional to the building massing of the structure.
- Balconies should be designed in scale and proportion with the architecture of the building. Covered or trellised balconies are preferred. Scuppers or internal drains are required on all balconies for drainage.
- Chimneys shall be compatible in design, material, and color with the building. Chimney caps shall be compatible with the architecture of the residence.
- Vents for gas appliances, water heaters, and heating units shall be painted to match the roof color. Such elements shall be located to minimize visual impact on the building elevation viewed from the street.
- If awnings are provided, they must be designed as an integral part of the architecture. Unacceptable awning materials include metal louvers and untreated fabric.
- Mechanical equipment shall not be mounted on or attached to any sloping roof. Mechanical equipment when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment being screened. Ground mounted air conditioning units must be screened by walls at least 6 inches higher than the unit and located away from pedestrian pathways and public areas.
- Natural gas meters shall be screened. Screen walls shall be integral to the building architecture.
- Exposed gutters and downspouts shall be colored to either match or complement the wall to which they are mounted.

Section 6: Community Design Guidelines

6.4 Walls and Fences

Walls and fences used to separate individual lots will be designed according to the following criteria:

- Walls and fences shall be finished on both sides, with particular attention paid to the public side. Design of private fences shall be consistent in terms of material, color, and detail.
- Fencing and walls may be made of plaster, stucco, concrete, masonry finish, tubular steel, tempered glass, wood-like materials, weather treated wood, or similar quality material. Finish colors must be approved by the County and be consistent with the architectural character of the neighborhood.
- Walls and fences connecting two separate units, visible from public streets, shall be recessed behind the front building façade and screened with plants.
- Side yard gates may be wood or tubular steel.
- The use of bare or raw wood is prohibited.

6.4.1 View Fencing

View fences are intended to allow views of scenic vistas and open space from private residences while also providing security.

- View fences may include decorative tubular steel, clear glass, plexiglass, treated wood, or similar quality materials. View fencing shall utilize a common design for each area.
- View fences shall be designed to provide security for rear yard pools, or be easily modified for security purposes in the event pools are added after initial construction. Such additions must be compatible with the fence design for the development area or overall community fences as applicable.
- View fences may include a solid or “open base” of approximately three feet in height with view fencing above the solid portion.

Section 7: Green and Sustainable Program

Section 7. Green and Sustainable Program

This section describes the measures and design criteria for green and sustainable development to be implemented as part of the Cielo Vista Area Plan. The Cielo Vista Green and Sustainable Program provides for development criteria on the following topics:

- Water Quality Treatment
- Energy Conservation and Water Conservation
- Directing Development Toward Existing Communities and Reduction in Vehicle Miles
- Fire and Life Safety
- Open Space Preservation
- Oil Operations Compatibility and Clean Up

7.1 Water Quality Treatment

The Project will incorporate best management practices (BMPs) for erosion control, sediment control, storm water and non-storm water management, and waste management/pollution control. Implementation of these BMPs will ensure that the Project's site hydrology, runoff, and water quality comply with all required permits, County policies, and the Project's Water Quality Management Plan (WQMP) and Storm Water Pollution Prevention Plan (SWPPP) which will be submitted by the applicant as part of the Project's subdivision map for approval by the County.

The first stage of water quality protection will occur through on-site water quality treatment measures to be implemented within the residential planning areas to treat runoff directly at the source prior to its discharge into the public storm drain system. These water quality treatment measures include the use of hydrologic source controls which include on-lot filtration/infiltration, impervious area dispersion, porous pavements in non-vehicular areas, amended soils, and landscaping materials with storm water filtering capabilities. The specific design details and locations of these on-site measures will be identified as part of the WQMP submitted for County approval as part of the Project's subdivision map.

The second stage of water quality protection will be provided by two water quality basins, constructed as part of the Project, to treat Project flows within residential planning areas and attenuate peak flow discharge prior flows entering the storm drain system. The water quality basins will serve to mitigate the increased flow anticipated from the increased impervious surface created with the development and will decrease pollutants in

Section 7: Green and Sustainable Program

the runoff. The WQMP will include detailed sizing parameters for the basins and will provide guidelines to the Home Owners Association (HOA), the responsible entity, for the proper maintenance of the water quality basins.

7.2 Energy, Air, and Water

The following measures will be implemented as part of the development of Cielo Vista to address air quality and conservation of energy and water resources within the Project.

- Builder-installed indoor appliances, including dishwashers, showers and toilets, will be low-water use.
- Street lights will include shielding devices for “night sky” purposes. Light fixtures will be designed for “night sky” applications and adjusted to direct or reflect light downward.
- Drought-tolerant, native landscaping will be used in public common areas to reduce water consumption.
- Smart Controller irrigation systems will be installed in all public and common area landscaping.
- Community landscape areas will be designed on a “hydrozone” basis to group plants according to their water and sun requirements.
- The developer and/or homeowners association for Cielo Vista will be required to provide educational information on recycling to all homeowners as part of the initial purchase of homes and again thereafter on an annual basis.
- During Project construction the developer of Cielo Vista will be required to use clean-burning diesel fuel, bio-diesel fuel, and/or other alternative fuels for heavy construction equipment to reduce construction emissions.

7.3 Directing Development toward Existing Communities and Reduction in Vehicle Miles Traveled

Cielo Vista is an infill development that directs development towards existing communities already served by infrastructure. Infill development helps reduce vehicular emissions by providing homes closer to employment and shopping within an established urban area. These locational advantages reduce overall vehicle miles traveled and reduce environmental impacts compared to locations in outlying areas. The following are infill characteristics of the Project.

- Cielo Vista will be served by the extension of existing public infrastructure and roadways existing at

Section 7: Green and Sustainable Program

the boundary of the Project Site eliminating the need for construction of additional arterial roadways or regional infrastructure. The Project will pay its fair share of cost for a water reservoir planned for construction by YLWD to serve regional needs.

- The Project includes construction of a network of walkways within public streets which will provide pedestrian connectivity among the residential neighborhoods and open space areas of Cielo Vista and to existing adjacent residential neighborhoods.
- High speed communication technology, including wireless technology, available at the time of development construction will be installed to all homes to provide opportunities for telecommuting, on-line shopping, and other advanced communications activities.

7.4 Fire and Life Safety

The Cielo Vista Area Plan incorporates comprehensive and environmentally sensitive fire protection measures that benefit existing adjacent residential communities as well as new development proposed with the Project. Fire and life safety will be ensured through implementation of the following measures:

- The Project will be designed to provide fire-resistant construction for all structures adjoining natural open space, including the use of fire-resistant building materials and sprinklers.
- Development of the Project will provide additional fire protection to existing residential areas located along Via del Agua Drive, Stone Haven, and San Antonio Drive which have historically been exposed to fire hazards in the adjacent open space areas.
- Four fuel management zones planned for the Project will provide fire protection for development within Cielo Vista from the potential of fire hazard within the open space areas surrounding proposed development areas.

7.5 Open Space

Preservation of approximately 43% of the Project site as natural open space is planned as part of the design for Cielo Vista. The following specific measures will be implemented to enhance the open space preserve within the Project.

- The Project will protect and preserve the Project's open space through a permanent conservation easement which establishes and maintains the open space in perpetuity.
- The only sensitive plant species found within the Project site is the southern California black walnut located outside of the development area. Approximately 20 southern California black walnut trees

Section 7: Green and Sustainable Program

located within three patches within the Project site will be preserved as part of the permanent open space areas of the Project.

7.6 Oil and Gas Production

Implementation of the Cielo Vista Area Plan provides for the abandonment and relocation of existing oil production facilities.

- The relocated oil production operations can occur within a drilling pad not accessible to the public. Plantings, barriers, signage, and information will be provided where necessary to ensure public safety. No habitable structure on lots adjacent to the drilling pad area shall be permitted within 100 feet of any operational well.
- Access to continued oil production sites will be provided within existing oil field service roads. No new roadways will be constructed through open space areas.
- A Remedial Action Plan (RAP) will be approved by the Regional Water Quality Control Board (RWQCB), Orange County Fire Authority (OCFA), and the Orange County Health Care Agency (OCHCA).
- No habitable structures are permitted within ten feet of abandoned wells.
- Well abandonment will include decommissioning and abandonment of oil wells in accordance with State DOGGR standards.
- Mitigation measures recommended as part of the Cielo Vista EIR will be requirements for development of the Project to protect habitable structures from potential exposure to methane.

Section 8: General Plan Consistency

Section 8. General Plan Consistency

The Cielo Vista Area Plan must be consistent with applicable goals and policies established in the Orange County General Plan (General Plan). This section describes the relationship of the Cielo Vista Area Plan to the applicable goals and policies of the General Plan, and as amended by the Cielo Vista General Plan Amendment (GPA).

8.1 Land Use Element

The following goals and policies of the General Plan Land Use Element are applicable to the Cielo Vista Area Plan.

<i>Applicable Goal or Policy</i>	<i>Consistency Analysis</i>
Land Use Element Map The General Plan designates approximately 41.28 acres of the Project Site as Suburban Residential (1B) and approximately 42.68 acres as Open Space(5). As part of the project, the applicant is requesting approval of a GPA changing the General Plan land use designation for approximately 6.36 acres designated as Open Space (5) to Suburban Residential (1B). The General Plan describes the allowable land use within each land use designation as follows: Suburban Residential (1B) Building Intensity Typical characteristics include a wide range of housing types, from estates on large lots to attached dwelling units (townhomes, condominiums, and clustered arrangements) Intensity of Development permitted includes residential development from 0.5 to 18.0 DU/AC/ 2.59 Persons per DU/1-47 Persons per Acre Open Space (5) The Open Space (5) category indicates the current and near-term use of the land, most of which is zoned agricultural. Areas identified Open Space (5) are not necessarily committed to permanent open space uses. Certain property within the Open Space categories is committed, through public or private ownership, to remain as open space, but other property, due to market pressures to serve a growing County population may ultimately be developed in other ways. Building Intensity Provides for limited land uses that do not require a commitment of significant urban infrastructure. Examples of compatible uses include: <ul style="list-style-type: none">• Land containing non-renewable and renewable resource areas, prime agricultural soils and water resource areas.	<p>The Project is consistent with the General Plan Land Use Element Map, as amended through the approval by the County of the Cielo Vista GPA. Approval of the proposed Cielo Vista GPA would change the General Plan Land Use Map for 6.36 acres from Open Space (5) to Suburban Residential (1B).</p> <p>The Cielo Vista Area Plan is a proposal for development of 95 residential single family dwellings at a density 2.3 dwelling units per acre within 41.28 acres of the Project Site designated on the County General Plan as Suburban Residential (1B) (0.5 to 18.0 du/acre) and preservation of open space within 36.32 acres of the Project Site designated as Open Space (5). Pursuant to approval by the County of the GPA, development of 17single family residential dwellings within the 6.36 acres at a density of approximately 2.7 dwelling units per acre consistent with the Suburban Residential (1B) land use designation.</p>

Section 8: General Plan Consistency

<i>Applicable Goal or Policy</i>	<i>Consistency Analysis</i>
<ul style="list-style-type: none"> Materials recovery/recycling facilities if the design of the facility does not adversely impact its open space surroundings, or if the facility is operated in conjunction with other refuse-oriented facilities (i.e., landfills). Employment uses in conjunction with large open space areas if they are consistent with the open space character of the area. Opportunities for low-intensity, high technology, industrial, research and development, office and educational uses and childcare facilities which do not require a commitment of significant urban infrastructure <p>Intensity of development: Generally, building sites within this category should be large – Max. Bldg. Height: 35’ Max. Site Coverage: the area covered by structures and parking should not exceed 20% in order to blend development with the natural surroundings - 9 employees per Acre.</p>	
Land Use Element	
<p><i>Major land use policy 6.</i> <i>NEW DEVELOPMENT COMPATIBILITY</i> <i>To require new development to be compatible with adjacent areas.</i> The purpose of the New Development Compatibility Policy is to ensure that new development is compatible with adjacent areas and that it provides either a land use buffer or transition to reduce the effects of one land use on the other. Sensitive treatment is required where one urban use transitions to another and where an urban use is introduced into an essentially undeveloped area.</p>	<p>The Project is consistent with this policy. The Area Plan is designed to complement and blend with the character of existing residential neighborhoods located adjacent to the Project Site within the City of Yorba Linda. Landscaped areas or natural open space areas will be provided adjacent to residential development areas to serve as natural buffers between existing residential neighborhoods and planned development of new homes. Primary access to and from the Area Plan is proposed through connections to existing improved local streets.</p>
<p><i>Major Land Use Policy 7.</i> <i>CREATIVE DESIGN CONCEPTS</i> <i>To encourage innovative concepts which contribute to the solution of land use problems.</i> The purpose of the Creative Design Concepts Policy is to encourage the use of innovative planning ideas that give variety to the character of development and solve certain site development problems. New design concepts can facilitate environmentally sensitive development and the economic and efficient provision of services and facilities.</p>	<p>The Project is consistent with this policy. The Cielo Vista land use plan is responsive to the physical site development constraints found within and surrounding the Project Site. The retention of existing open space is the defining element leading to the creation of the land use plan for Cielo Vista. The Area Plan provides for the preservation of approximately 36.32 acres of the Project Site as permanent open space to ensure the continued environmental stewardship of this valuable resource. Approximately 47.64 acres of the Project Site are planned for development of residential land uses incorporating the following design elements:</p> <ul style="list-style-type: none"> Homes designed with opportunities for home offices allowing people to work from

Section 8: General Plan Consistency

<i>Applicable Goal or Policy</i>	<i>Consistency Analysis</i>
	<p>home reducing driving time and vehicle emissions.</p> <ul style="list-style-type: none"> • Incorporation of native plant materials or drought tolerant plant materials into the landscaping of public spaces. Homeowners will be encouraged to utilize drought tolerant plant materials in private yard areas. • Equipping residences with currently available technology for internet access allowing residents to shop and work on-line, helping to reduce vehicle trips to employment centers and shopping. • Reducing energy demands for heating and cooling through the use of passive solar design and construction materials and techniques. • Use of “night sky friendly” lighting within streets. • A design responsive to the physical setting by preserving existing natural drainages within the Project Site. • Reduce fire hazards through appropriate buffering of land uses with an OCFA approved plant palette. • Implementation of a plant palette which includes canopy trees to achieve natural ventilation and cooling.
<p><i>Major Land Use Policy 8.</i> <i>ENHANCEMENT OF ENVIRONMENT</i> <i>To guide development so that the quality of the physical environment is enhanced.</i></p> <p>The purpose of the Enhancement of Environment Policy is to ensure that all land use activities seek to enhance the physical environment, including the air, water, sound levels, landscape, and plant and animal life. This policy does not mean that environmental enhancement precludes development. It recognizes the need to improve both the manmade and natural environments. Where aspects of the natural environment are deemed to be truly significant, this policy requires measures be taken to preserve these aspects.</p>	<p>The Project is consistent with this policy.</p> <p>Natural features are preserved within the permanent open space land use areas of the Project which include a main westerly draining canyon bisecting the Project Site and approximately 20 southern California black walnut trees located within the Project Site designated as sensitive plant species to be protected and left untouched.</p> <p>Run-off from the developed areas of the Project Site will be collected in a storm drainage system within local streets and routed through three water quality basins to be constructed as part of the Project. The water quality basins will serve to mitigate the increased flow anticipated from the increased impervious surface created with the development and will also decrease pollutants in the runoff. A water quality management</p>

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<i>Applicable Goal or Policy</i>	<i>Consistency Analysis</i>
	<p>plan (WQMP) will be developed for implementation by the Home Owners Association (HOA), the entity owning and maintaining the water quality basins. The WQMP will include detailed sizing parameters for the basins and will provide guidelines to the HOA for the proper maintenance of the water quality basins.</p>
<p><i>Major Land Use Policy 13.</i> <i>URBAN AND STORM RUNOFF REGULATIONS</i> The following policies establish a framework for the reduction of water pollution. The policies describe updated objectives for responding to current water pollution regulations referenced on page VI-56 of the Resources Element.</p> <p><i>Supplemental consideration for the Santa Ana Region Permit</i> Establish a Condition of Approval to ensure that permanent water quality treatment BMPs are adequately constructed, operated and maintained throughout the life of the project.</p>	<p>The Project is consistent with this policy. The Project will incorporate best management practices (BMPs) for erosion control, sediment control, storm water and non-storm water management, and waste management/pollution control. Implementation of these BMPs will ensure that the Project's site hydrology, runoff, and water quality comply with all required permits, County policies, and the Project's Water Quality Management Plan (WQMP) and Storm Water Pollution Prevention Plan (SWPPP) which will be submitted to the County as part of the subdivision map review for the project.</p> <p>The first stage of water quality protection will be on-site water quality treatment measures to be implemented within the residential planning areas. These measures will treat runoff directly at the source prior to its discharge into the public storm drain system. The specific details and locations of these on-site measures will be identified as part of the Water Quality Management Plans (WQMPs) prepared as part of the subdivision map approval process for the Project.</p> <p>The second stage of water quality protection will occur through the construction of two water quality basins to provide treatment of Project flows within residential planning areas and attenuate peak flow discharge prior flows entering the storm drain system. The water quality basins will serve to mitigate the increased flow anticipated from the increased impervious surface created with the development and will decrease pollutants in the runoff. The WQMP will include detailed sizing parameters for the basins and will provide guidelines to the Home Owners Association (HOA), the responsible entity, for the proper maintenance of the water quality basins.</p>

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<i>Applicable Goal or Policy</i>	<i>Consistency Analysis</i>
Transportation Element	
<p><i>Policy 1.2</i> Apply conditions to land use development projects to ensure that the direct and cumulative impacts of these projects are mitigated consistent with established level of service policies.</p>	<p>The Project is consistent with this policy. The Project EIR will identify mitigation measures and standard conditions to be applied to the Project to reduce any significant impacts of the Project to a less than significant level for the Project to be consistent with adopted level of service policies.</p>
<p><i>Policy 2.4</i> Apply conditions to development projects to ensure compliance with OCTA's transit goals and policies.</p>	<p>The Project is consistent with this policy. Conditions of approval will be applied to Vesting Tentative Tract Map No. 17341 to ensure compliance with applicable OCTA policies.</p>
<p><i>Policy 2.5</i> Apply conditions to development projects to ensure implementation of the Circulation Plan as applicable.</p>	<p>The Project is consistent with this policy. Conditions of approval will be applied to Vesting Tentative Tract Map No. 17341 to ensure compliance with applicable County General Plan circulation policies.</p>
<p><i>Policy 5.5</i> Require as conditions of approval that the necessary improvements to arterial highway facilities, to which a project contributes measurable traffic, be constructed and completed within a specified time period or ADT/peak hour milestone to attain a Level of Service "D" at the intersections under the sole control of the County.</p>	<p>The Project is consistent with this policy. The Project EIR will identify mitigation measures and standard conditions to be applied to the Project if necessary in order for the Project to attain a Level of Service "D" at intersections impacted by the Project.</p>
<p><i>Policy 5.7</i> Require, as a condition of approval, that a development mitigation program, development agreement or developer fee program be adopted to ensure that development is paying its fair share of the costs associated with that development pursuant to Policy 5.1. ("Traffic Impact Fees").</p>	<p>The Project is consistent with this policy. Conditions of approval will be applied to Vesting Tentative Tract Map No. 17341 requiring payment of adopted Traffic Impact Fees associated with the Project's fair share of costs for traffic improvements.</p>
<p><i>Objective 6.7</i> Require developers of more than 100 dwelling units, or 25,000 square feet of non-residential uses to: a) demonstrate consistency between the local transportation facilities, services, and programs, and the regional transportation plan plan; and b) submit, as part of their development proposal (nonresidential), a Transportation System Management/Transportation Demand Management (TSM/TDM) plan which includes strategies, implementation programs and an annual monitoring mechanism to ensure a reduction of single occupant automobile travel associated with development.</p>	<p>The Project is consistent with this policy. The Project EIR will utilize composite City of Yorba Linda and County approved traffic modeling programs and will include appropriate mitigation as identified by the Project EIR Traffic Study.</p>

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<i>Applicable Goal or Policy</i>	<i>Consistency Analysis</i>
Public Services and Facilities Element	
<p>Policy 1. PHASING AND FUNDING To implement public facilities in a manner that supports the implementation of the overall land use development policies and the needs of County residents and is consistent with the funding capabilities of the County. Proponents of planned communities or tentative tract or parcel maps in conventionally zoned communities shall provide ultimate, fair share infrastructure improvements for regional services as required by County and service provider plans in effect at the time of project implementation. Proponents shall also participate, on a fair share basis, in provision of community level facilities. The County and service providers shall strive to provide facilities and services necessary to complete the service system.</p>	<p>The Project is consistent with this policy. Conditions of approval will be applied to Vesting Tentative Tract Map No. 17341 requiring payment of adopted development impact fees to address the Project's fair share cost for public services and facilities.</p>
<p>Policy 3. SITE DESIGN CRITERIA Require all land use proposals to implement adequate site design so as to maximize fire protection and prevention in order to minimize potential damages. The site design criteria shall be established to reflect the levels of protection needed for projects in various fire hazard areas. Such criteria shall include consideration as to: structure type and density, emergency fire flow and fire hydrant distribution, street pattern and emergency fire access, fuel modification programs, automatic fire sprinkler systems, and other requirements as determined by the Fire Chief. In accordance with the Insurance Services Office (ISO) suggested standards, ultimate fire protection rating shall be maintained by General Plan land use categories as follows: (1) ISO 3 for all urban developments including Residential (1C and 1B), Commercial (2A and 2B), Employment (3.0) and Public Facilities (4.0) which are within 5 miles from a fire station and less than 1000 feet from a hydrant; and (2) ISO 4 for Rural Residential (1A) which are within 5 miles from a fire station and less than 100 feet from a hydrant. For areas greater than 5 miles or 1000 feet, the ISO suggested standard is 9.</p>	<p>The Project is consistent with this policy.</p> <ul style="list-style-type: none"> • The Project is designed to provide fire-resistant construction for all structures adjoining natural open space, including utilizing fire-resistant building materials and sprinklers. • Development of the Project will provide additional fire protection to existing residential areas located along Via del Agua Drive, Stone Haven, and San Antonio Drive which have historically been exposed to fire hazards in the adjacent open space areas. • Four fuel management zones planned for the Project will provide fire protection for development within Cielo Vista from the potential of fire hazard within the open space areas surrounding proposed development areas. • A Fire and Life Safety Plan will be submitted for approval by OCFA which will address appropriate fire safety protective measures as required.
<p>Orange County Sheriff/Coroner Policy 1. LAND USE REVIEW To continue to coordinate land use proposal reviews with the County Sheriff-Coroner Department to assure that Sheriff patrol service shall be adequately addressed.</p>	<p>The Project is consistent with this policy. Pursuant to County policy, the Orange County Sheriff-Coroner Department and RDMD, shall review all major land use proposals prior to project approvals to ensure that adequate Sheriff service is available and/or can be extended to the Project.</p>

Section 8: General Plan Consistency

<i>Applicable Goal or Policy</i>	<i>Consistency Analysis</i>
<p>Policy 2. LAND USE REVIEW Through the project review process, land use proposals shall be required to incorporate appropriate construction and landscape designs and materials to minimize the costs for public slope, median, and roadside maintenance.</p>	<p>The Project is consistent with this policy.</p> <ul style="list-style-type: none"> • Drought-tolerant, native landscaping will be used in public common areas to reduce water consumption. • Smart Controller irrigation systems will be installed in all public and common area landscaping. Community landscape areas will be designed on a “hydrozone” basis to group plants according to their water requirements and sun. • The street medians and parkways of Cielo Vista will be planted with shrubs, low groundcovers, and ornamental grasses are used to the greatest extent feasible to reduce maintenance and conserve resources.
<p>Schools Policy 1 To coordinate land use proposal reviews with appropriate school districts to assure that facility needs shall be adequately addressed, including the notification and participation of school district planners in initial County studies of all major developments.</p>	<p>The Project is consistent with this policy. As part of the environmental review of the Project, the County will notify the appropriate school district(s) of the scope of the Project and provide opportunities for the school district(s) to comment on the Project.</p>
Resources Element	
<p>Policy 1. WILDLIFE AND VEGETATION To identify and preserve the significant wildlife and vegetation habitats of the County.</p>	<p>The Project is consistent with this policy. As part of the Area Plan, approximately 36.32 acres of open space will be preserved including preservation of stands of southern California black walnut trees and natural drainage courses.</p>
<p>Policy 3. MINERAL RESOURCES To ensure the efficient use of all mineral lands consistent with sound resource management practices.</p>	<p>The Project is consistent with this policy. Some of the existing oil production operations within the Open Space land use portions of the Area Plan will continue in accordance with the standards of the State of California Division of Oil, Gas and Geothermal Resources (CalDOGGR) the state agency governing the operation of oil production facilities.</p>
<p>Policy 4. MINERAL EXTRACTION To ensure opportunities for the extraction of minerals in the County and to protect the environment during and after these minerals are being extracted.</p>	<p>The Project is consistent with this policy. Provisions will be made for existing oil operations to continue production. Oil operations within the Residential land use portions of the Area Plan will be abandoned or re-abandoned prior to development, as necessary, in accordance with the standards of the State of California Division of Oil, Gas and Geothermal Resources</p>

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<i>Applicable Goal or Policy</i>	<i>Consistency Analysis</i>
	<p>(CalDOGGR) the state agency governing the operation of oil production facilities. Soil contaminated by historical oilfield production activities will be removed from the site or remediated on-site to meet the cleanup standards of CalDOGGR, the Regional Water Quality Control Board, and all other agencies with jurisdiction over the cleanup. Future homeowners will be provided with notification as to the previous use of the site as an oilfield and the extent of continued oil production activities in the area.</p> <p>An approximately 1.8 acre parcel located in Planning Area 1 is proposed to be zoned R-1(O) and can be used for interim continued oil operations including consolidation of wells relocated from the rest of the Project Site and drilling of new wells. At the time that oil operations on this parcel cease, any wells will be abandoned and any contaminated soils will be remediated pursuant to the requirements of CalDOGGR, the Regional Water Quality Control Board, and all other agencies with jurisdiction over the cleanup and the site may be used for residential development..</p>
<p><i>Policy 5.</i> <i>LANDFORMS</i> To protect the unique variety of significant landforms in Orange County through environmental review procedures and community and corridor planning activities.</p>	<p>The Project is consistent with this policy. As part of the environmental review of the Project, the County will identify the significant landforms requiring special treatment or preservation.</p>
<p><i>ENERGY RESOURCES</i> <i>Energy Conservation Policy 3</i> To encourage and actively support the utilization of energy conservation measures in all new and existing structures in the County.</p>	<p>The Project is consistent with this policy. The Project includes the following energy conserving features:</p> <ul style="list-style-type: none"> • Builder-installed indoor appliances, including dishwashers, showers and toilets, will be low-water use. • Drought-tolerant, native landscaping will be used in public common areas reducing water consumption which reduces the need for operation of automatic sprinkler systems powered by electricity. • Smart Controller irrigation systems will be installed in all public and common area landscaping. Community landscape areas will be designed on a “hydrozone” basis to group plants according to their water and sun requirements.

Section 8: General Plan Consistency

<i>Applicable Goal or Policy</i>	<i>Consistency Analysis</i>
	<ul style="list-style-type: none"> Implementation of a plant palette which includes canopy trees to achieve natural ventilation and cooling.
<p>Policy 7 SOLAR ACCESS To support and encourage voluntary efforts to provide solar access opportunities in new developments.</p>	<p>The Project is consistent with this policy. Residential roofs which have adequate solar orientation will be designed to be compatible with the installation of photovoltaic panels or other current solar power technology. Builders will be encouraged to provide solar options to homebuyers.</p>
<p>CULTURAL RESOURCES POLICIES The following policies addressing archaeological, paleontological, and historical resources shall be implemented at appropriate stage(s) of planning, coordinated with the processing of a project application, as follows:</p> <ul style="list-style-type: none"> Identification of resources shall be completed at the earliest stage of project planning and review such as general plan amendment or zone change. Evaluation of resources shall be completed at intermediate stages of project planning and review such as site plan review, subdivision map approval, or at an earlier stage of project review. Final preservation actions shall be completed at final stages of project planning and review such as grading, demolition, or at an earlier stage of project review. 	<p>The Project is consistent with these policies. A records search was performed for the Project Site at the South Central Coastal Information Center located at California State University Fullerton in June 2006. In addition, the California State Historic Resources Inventory was reviewed, and a paleontological records search was conducted at the Los Angeles County Natural History Museum. The records search indicated no known paleontological resources within the Project Site. A cultural and paleontological resources site survey was conducted over accessible areas of the Project Site in June 2006. No cultural or paleontological resources were observed during the survey. Though the records search and site survey conducted indicate a low potential for cultural resources to be located within the Project Site, the environmental impact report prepared for the Project will include an evaluation of the potential for cultural resources to occur within the Project Site and recommendations for mitigating any potential impacts to cultural resources during development of the project.</p>
Noise Element	
<p>Policy 6.3 To require that all new residential units have an interior noise level in living areas that is not greater than 45 decibels CNEL with it being understood that standard construction practices reduce the noise level by 12 decibels CNEL with the windows open and 20 decibels CNEL with the windows closed. Higher attenuation than listed above may be claimed if adequate field monitoring or acoustical studies are provided to and approved by the County.</p>	<p>The Project is consistent with this policy. Conditions of approval will be applied to Vesting Tentative Tract Map No. 17341 requiring all residential units developed within the Project Site to be constructed in accordance with the County adopted noise standards for interior noise levels.</p>

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<i>Applicable Goal or Policy</i>	<i>Consistency Analysis</i>
<i>Policy 6.4</i> To require that all new residential units have an interior noise level in habitable rooms that does not exceed acceptable levels as caused by aircraft fly-overs or as caused by individual passing railroad trains.	The Project is consistent with this policy. Conditions of approval will be applied to Vesting Tentative Tract Map No. 17341 requiring all residential units developed within the Project Site to be constructed in accordance with the County adopted noise standards for interior noise levels.
<i>Policy 6.5</i> All outdoor living areas associated with new residential uses shall be attenuated to less than 65 decibels CNEL.	The Project is consistent with this policy. There are no known noise generators impacting the Project that would result in outdoor noise levels exceeding 65 CNEL. Conditions of approval will be applied to Vesting Tentative Tract Map No. 17341 requiring all residential uses within the Project Site to be constructed in accordance with the County adopted noise standards for exterior noise levels.
Safety Element	
<i>Crime Policy 5.</i> To continue to coordinate land use proposal reviews with the County Sheriff-Coroner Department to assure that Sheriff patrol services are adequately addressed.	The Project is consistent with this policy. Pursuant to County policy, the Orange County Sheriff-Coroner Department and RDMD, shall review all major land use proposals prior to project approvals to ensure that adequate Sheriff patrol services are adequately addressed.
Housing Element	
<i>Strategy 5a.</i> Encourage the use of energy conservation features in residential construction, remodeling and existing homes. <i>Action: Continue to require new construction and remodeling projects to meet energy conservation requirements.</i>	The Project is consistent with this policy. Residential development within the Project Site will conform to adopted 2008 Title 24 energy requirements. Other energy conserving features incorporated as part of the project include: <ul style="list-style-type: none"> • Builder-installed indoor appliances, including dishwashers, showers and toilets, will be low-water use. • Drought-tolerant, native landscaping will be used in public common areas to reduce water consumption. • Smart Controller irrigation systems will be installed in all public and common area landscaping. Community landscape areas will be designed on a “hydrozone” basis to group plants according to their water and sun requirements.

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9.1 Purpose and Intent

This section establishes the procedures for implementation of the Cielo Vista Area Plan (Area Plan).

9.2 Interpretation

Unless otherwise provided herein, any ambiguity concerning the content or application of the Cielo Vista Area Plan shall be resolved by the Director of Planning (Director) or the Director's designee, in a manner consistent with the goals, policies, purpose, and intent established in this Area Plan.

9.3 Severability

If any portion of this Area Plan is declared to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The legislative body hereby declares that they would have enacted this Area Plan, and each portion thereof, irrespective of the fact that any one or more portions be declared invalid or ineffective.

9.4 Applicability

The Cielo Vista Area Plan is a comprehensive plan for the development of the Project Site. The design and development criteria contained within the Cielo Vista Area Plan apply to all development proposed within the Project Site. The land use plan of the Area Plan establishes the boundaries of residential planning areas and open space areas and establishes the type, pattern, and intensity of land use within each land use area. The Area Plan includes a plan for infrastructure and public improvements to serve the development, landscape and architectural design criteria, and green and sustainable goals applicable to all development within the Project Site.

9.5 Subdivision Maps

All development projects within Cielo Vista are subject to approval of subdivision maps pursuant to the requirements of the Orange County Subdivision Code. Following approval of tentative subdivision maps, final maps approved by the County and recorded with the County become the legal documentation defining lots within the Area Plan. Vesting Tentative Tract Map No. 17341 (Tentative Map) submitted by the applicant for approval by the County implements this Area Plan requirement. Approval by the County of the Tentative Map will establish, among other things, development phasing and the methods of financing of construction,

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operation, and maintenance of public facilities, infrastructure improvements, and services for Cielo Vista. The approved Tentative Map will also establish the plan for the compliance of the project with County requirements for dedication of park land or payment of in-lieu fees.

The Cielo Vista Area Plan contains undisturbed, or natural, open space and disturbed, enhanced and graded, open space. Prior to recordation of a final map to allow development of building sites, delineated open space areas, both undisturbed and disturbed, will be placed within an open space easement for permanent preservation of the open space areas. Open space easements will be of a type to permit fuel modification. Except for necessary connections to off-site infrastructure and public service facilities, such as, but not limited to, fire roads, utility lines, grading for purposes of stabilizing slopes, water storage, flood control, and privately owned water quality/urban runoff facilities, all new development in open space areas will be of an open space or habitat restoration nature.

9.6 Adjustments to a Planning Area Boundary and Residential Units

Adjustments to the boundary of a residential Planning Area and transfer of residential dwelling units from one Planning Area to another may be approved by the Director as part of a the review of an application for grading permits or a final map provided the adjustment does not result in an increase of acreage for any residential Planning Area of more than fifteen percent (15%), an increase of more than 15% in the number of residential dwelling units allocated to any residential Planning Area, and provided the maximum number of dwelling units established for the Area Plan is not exceeded.

9.7 Modifications to Area Plan

The following constitute modifications to the Area Plan, which may be approved by the Director.

1. Change in utility or public service provider.
2. Change in roadway alignment of any roadway illustrated on the “Master Circulation Plan” of the Area Plan when the change results in a centerline shift of 150 feet or less.
3. Residential dwelling unit transfers or adjustment of a Planning Area boundary, consistent with the provisions of Section 9.6 of the Area Plan.
4. Other modifications which are deemed minor by the Director and which are in keeping with the purpose and intent of the approved Area Plan, and which are in conformance with the General Plan and the approved General Plan amendment for Planning Area 2 of the Cielo Vista Area Plan.

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9.8 Area Plan Amendments

Any change to the Cielo Vista Area Plan which has not been deemed by the Director to be a “modification” pursuant to Section 9.7 “Modifications to Area Plan,” shall constitute an Area Plan Amendment. Area Plan amendments shall be reviewed and approved pursuant to the procedures established in Section 7-9-150, “Discretionary Permits and Procedures,” of the Orange County Zoning Code. In the event the proposed amendment requires supplemental environmental analysis pursuant to CEQA, the entity requesting the Area Plan Amendment is responsible for the costs associated with preparing the necessary CEQA documentation.

9.9 Appeals

Appeals from any determination of the Director may be made by any aggrieved party pursuant to the provisions of Section 7-9-150.4 “Appeals,” of the Orange County Zoning Code.

9.10 Compliance with Mitigation Measures

Development within the Area Plan area shall comply with all applicable mitigation measures as described in the CEQA documentation adopted by the County for the Area Plan.

9.11 Project Financing

The financing of construction, operation, and maintenance of public improvements and facilities (the “facilities”), open space, and public services for Cielo Vista may include a combination of financing mechanisms. Final determination as to the facilities to be constructed and maintenance responsibilities, whether publicly or privately maintained, will be included as part of recordation of a final map following financing options can be considered for implementation:

9.11.1 Facilities and Services

1. Private capital investment for the construction of facilities.
2. Traditional Assessment Districts pursuant to the 1911 or 1913 enabling legislation, Community Facilities District (CFD) established pursuant to the Mello-Roos Community Facilities District Act of 1982, or other special district, to provide funding for the construction of a variety of public facilities and the provision of public services.

9.11.2 Operation and Maintenance

- By individual private property owner.
- By Home Owners Association.

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- By Landscape and Lighting Maintenance District (LLMD).
- By traditional Assessment District, Community Facilities District (CFD), or other special district.

County approval is a prerequisite for the establishment and implementation of any and all special district-financing mechanisms.

9.12 Project Phasing

The phased development of the Area Plan will commence in a manner designed to address the following objectives:

- Orderly build-out of the community based upon market and economic conditions.
- Implementation of financing mechanisms without creating a financial or administrative burden on the County.
- Provision that adequate infrastructure and public facilities are constructed concurrent with development of each phase.
- Protection of public health, safety and welfare.

Phasing of development will be determined by the developer and the County. Appropriate levels of infrastructure, community facilities, and fuel modification will be installed and public services will be available to serve each phase of development as it occurs pursuant to the conditions of approval for the Tentative Map.

9.13 Maintenance

Public and private improvements constructed as part of development of the Area Plan will be maintained through a combination of public and private entities as described below.

9.13.1 Public Maintenance

The following public facilities are planned for public maintenance by either the County, a special district, or by the appropriate utility service provider.

- All travel areas of public local residential streets within the boundaries of the Area Plan.
- Sidewalks within the public right of way.
- Public traffic signals and traffic control signs.
- Public right of way improvements constructed as part of the project and located outside the boundaries of the Area Plan.
- All privately constructed public water facilities, sewer facilities, and drainage facilities within the boundaries

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of the Area Plan.

- The permanent open space within the Area Plan shall be dedicated to and maintained by the County or other approved land conservation/trust organization.
- Street lighting within public rights of way of local residential streets.

9.13.2 Homeowner Association /Private Property Owner Maintenance

One or more homeowner associations (HOA) may be established for the maintenance of private common area improvements within residential Planning Areas of the Area Plan. Private improvements to be maintained by either the HOA or private property owners include but are not limited to:

- Parkway landscaping within the rights of ways of all local streets.
- Graded slopes and ungraded slopes within the boundary of a Planning Area, fuel modification zones, detention and water quality treatment basins and facilities.
- Community and neighborhood entries and signage, and common open space areas within residential Planning Areas.
- Community perimeter walls and fencing.
- Landscape areas of lots, common area wall surfaces, and slopes internal to the development project along residential local streets.
- Common area landscaping and lighting.

9.14 Public Services

The development of Cielo Vista will pay County adopted impact fees to fund the operation and maintenance of sheriff, coroner, fire, and library services for the Project. The Project will pay City of Yorba Linda adopted traffic and drainage impacts fees.

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